[पृष्ठे ४०, किंमत : रुपये ११.००



महाराष्ट्र शासन राजपत्र असाधारण भाग एक–कोकण विभागीय पुरवणी

वर्ष ४, अंक २७]

शनिवार, जून ३०, २०१८/आषाढ ९, शके १९४०

असाधारण क्रमांक ३८ प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०२१, दिनांक २९ जून २०१८

अधिसूचनेस शुद्धिपत्रक व पूरकपत्र

क्रमांक टीपीबी-४३१७/६२९/प्र.क्र. ११८/२०१७/वि.यो./निव-११.—ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख " उक्त अधिनियम " असा करण्यात आलेला आहे.) चे कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करून राज्य शासनाने अधिसूचना क्रमांक टीपीबी-४३१७/६२९/प्र.क्र. ११८/२०१७/वि.यो./निव-११, दिनांक ८ मे २०१८ (यापुढे याचा उल्लेख " उक्त अधिसूचना " असा करण्यात आलेला आहे) द्वारे बृहन्मुंबई प्रारूप विकास योजना, २०३४ ला उक्त अधिसूचनेसोबतचे परिशिष्ट-ब मध्ये दर्शिवलेले मंजुरीतून वगळलेले सारभूत स्वरुपाचे फेरबदल (ई.पी.) वगळून उक्त अधिसूचनेसोबतचे परिशिष्ट-ओ मध्ये दर्शिवलेल्या सुधारणेसह मंजुरी दिली आहे आणि शासनाने उक्त अधिसूचनेस सम क्रमांकाचे शृद्धिपत्रक दिनांक २२ जून २०१८ रोजी पारित केले आहे ;

आणि ज्याअर्थी, उक्त अधिसूचनेत आणि परिशिष्ट-अं मध्ये काही टंकलेखनाच्या त्रुटी व चुका असल्याचे निदर्शनास आले आहे आणि त्याकरिता सोबत जोडलेले जोडपत्र I मध्ये नमूद केलेले शृद्धिपत्रक व पूरकपत्र निर्गमित करणे आवश्यक आहे ;

आणि त्याअर्थी, उक्त अधिसूचनेत व परिशिष्ट-अ मध्ये अशा सुधारणा करण्यासाठी जोडपत्र-I मध्ये नमूद केल्याप्रमाणे शुद्धिपत्रक व प्रकपत्र निर्गमित करण्यात येत आहे.

उक्त अधिसूचनेस शुद्धिपत्रक व पूरकपत्राची प्रत नागरिकांचे अवलोकनार्थ तीस दिवसांचे कालावधीपर्यंत खालील ठिकाणी कार्यालयीन वेळेमध्ये उपलब्ध राहील :—

- (१) प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई ४०० ००१.
- (२) उप संचालक, नगररचना, बृहन्मुंबई, इन्सा हटमेंट्स, ई-ब्लॉक, आझाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१.

सदर अधिसूचनेस शुद्धिपत्रक व पूरकपत्र महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रदीप गोहिल, शासनाचे अवर सचिव.

जोडपत्र–१

(नगरविकास विभागाकडील शुद्धीपत्रक व पूरकपत्र क्रमांक टीपीबी. ४३९७/६२९/प्र.क्र. ११८/२०१७/वि.यो./नवि-११, दिनांक २९ जून २०१८ सोबतचे जोडपत्र) (अ) अधिसूचना क्रमांक टीपीबी. ४३१७/६३९/प्र.क्र. ११८/२०१७/वि.यो./नवि-११, दिनांक ८ मे २०१८ ला शुद्धीपत्रक.

अधिसूचनेस शुद्धीपत्रक

		599
अधिसूचनेतील	या ऐवजी	असे बाचावे
परिच्छेद		
(8)	(8)	(È)
17	17. The proposal of the 1991 D.P. on the government	17. The Proposal of the 1991 D.P. on the Government lands, which are
	lands, which are granted by the government to any	granted by the Government to any institute or persons excepting textile
	institute or persons excepting textile mill, during the	mill, during the period from the date of sanction of the concerned part of
control of	period from the date of sanction of the concerned part	the 1991 D.P. and the date of publication of draft D.P.2034 under section
	of the 1991 D.P. and the date of publication of draft D 2034 under section 26 (i.e. 27 05 2016) which are	26 (i.e.27.05.2016) which are valid, shall prevail, irrespective of any
	valid. shall prevail, irrespective of any proposal in the	proposal in the 2034 D.P. subject to the stipulations of the order of the
	2034 D.P. subject to the stipulations of the order of the	said grant of land/ consent term if any / court order if any, in this regard. :
	said grant of land/ consent term if any/court order if	Provided that the above provision shall also be applicable to the land
- Career 19 19 19 19 19 19 19 19 19 19 19 19 19		allotted by the MCGM / MMRDA and to the lands for which the land use
	Provided that the above provision shall also be	doning by commentant and to the lands for which the amount towns
	applicable to the land allotted by the MCGM/MMRDA	decided by competent court and to the lands for which the consent terms
	and to the lands for which the land use decided by	submitted by government in the competent court. Provided further that,
	competent court and to the lands for which the consent	modifications sanctioned by Government u/s 37 of MRTP Act, 1966 to
, , , , , , , , , , , , , , , , , , ,	terms submitted by government in the competent court.	the proposal of 1991, D.P. which are not incorporated in 2034 D.P.
	Provided further that, such proposals shall be submitted	shall prevail irrespective of any proposal in 2034 D.P. Provided further
	by the alottee to the commissioner within a period of	that circh monocale chall be cultimitted by the alottee/annicant to the
	three months from the date on which the D.P. come	that, such proposals shall be sublitted by the arctice applicant to the
	into force and the commissioner shall take decision on	Commissioner within a period of three months from the date on which the
	it within next six months.	D.P. come into force and the commissioner shall take decision on it within
		next six months.

(बी) अधिसूचना क्रमांक टीपीबी. ४३१७/६३९/प्र.क्र. ११८/२०१७/बि.यो./नवि-११, दिनांक ८ मे २०१८ ला शुद्धीपत्रक व पूरकपत्र. परिशिष्ट- अे सुधारणेस शुद्धीपत्रक व पूरकपत्र

(विकास योजना–२०३४ बाबत)

بع	-	ומטו)	(।वकास वाजान २०२० बाबत)
अंग	न. एसएम/	रकाना क्र. ७ ऐवजी	रकाना क्र. ७ असे वाचावे
₩.	. ईपी नं.		
⊗	(3)	(£)	(&)
लंग	े एसएम/	रकाना क्र. ७ ऐवजी	रकाना क. ७ असे बाचावे
l e	ईपी नं.		
Antoni	SM-	Sanctioned as proposed u/s 30	SM-A16 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-A21 in Schedule-B of Notice Dt.08/05/2018
2	SM-	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-A18 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added
	A18	with following changes:- Designation of DOS2.6 is changed to DOS2.6+DSA3.5	as new entry vide No. EP-A22 in Schedule-B of Notice Dt.08/05/2018
6	SM-	Refused to accord sanction, Reservation u/s 30 is	SM-FN39 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as
	FN39	proposed to be deleted and included in adjoining	new entry vide No. EP-FN70 in Schedule-B of Notification Dt.08/05/2018
		zone.	
4	SM-		SM-FN40 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as
	FN40	proposed to be deleted and included in adjoining	new entry vide No. EP-FN71 in Schedule-B of Notification Dt.08/05/2018
		zone.	
w	SM-		SM-FN41 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as
	FN41	proposed to be deleted and included in adjoining	new entry vide No. EP-FN72 in Schedule-B of Notification Dt.08/05/2018
		predominant zone.	
9	SM-	Refused to accord sanction, Reservation u/s 30 is	SM-FS09 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as
	FS09	proposed to be deleted and included in adjoining	new entry vide No. EP-FS69 in Schedule-B of Notification Dt.08/05/2018
		predominant zone.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
7	SM- FS13	Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is reinstated
∞	SM- FS28	Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is reinstated
6	SM-	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-GN21 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No.EP-GN32 in Schedule-B of Notice Dt.08/05/2018
	+		: F = 0100/30/00 rd -: ; 3: 7: 14 9 9 1 1 1 0 0 1 1 1 1 1 2 2 2 2 2 2 2 2 2 2
10	SM- GN25	Sanctioned as proposed u/s 30	SM-GN25 is deleted from Schedule-A of Notification Dt.08/03/2018 and is added as new entry vide No.EP-GN33 in Schedule-B of Notice Dt.08/05/2018
<u> </u> =	SM- HE12	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-HE12 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No.EP-HE42 in Schedule-B of Notice Dt.08/05/2018

(1)	(2)	(8)	(4)
12	SM-	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-KW 33 is deleted from Schedule A of Notification dt. 08/05/2018 and added
13	SM-	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-KW 34 is deleted from Schedule A of Notification dt. 08/05/2018 and added
	KW34		as new entry vide no. EP-KW141 in Schedule B of Notification dt. 08/05/2018
14	SM-	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-KW 35 is deleted from Schedule A of Notification dt. 08/05/2018 and added
	KW35		as new entry vide no. EP-KW142 in Schedule B of Notification dt. 08/05/2018
15	SM-	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-RC39 is deleted from Schedule-A of Notification Dt.08/05/2018 and is
	RC39		added as new entry vide No. EP-RC134 in Schedule-B of Notice Dt.08/05/2018
16	SM-	Refused to accord sanction, Proposal u/s 26/approved	SM-RS17 is deleted from Schedule-A of Notification Dt.08/05/2018 and is
	RS17	SRA layout is reinstated	added as new entry vide No. EP-RS133 in Schedule-B of Notice Dt.08/05/2018
17	SM-	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-S56 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added
	95S		as new entry vide No.EP-S157 in Schedule-B of Notice Dt.08/05/2018

New entries added in Schedule-A of Notification Dt.08/05/2018

Modification Section No. Proposal as per published the MR&TP Act 1966 Modification proposed by Planning the Modification proposed by Planning published by the Government and Section 30 of the MR&TP Act 1966 Substantial Modifications published by the Government and Section 30 of the MR&TP Act 1966 MR&TP Act 1966 MR&TP Act 1966	(5) (6)	(Garden/Park) is	incorporated on the said plot Proposal u/s 26 is reinstated.	(1) 36.60 mt. Wide DP Road from Hill Road Refused to accord sanction, Proposal	Junction to Turner Road Junction is deleted & the u/s 26 is reinstated	land is included in reservation of Promenade ROS	1.2	(2) 36.60 mt. wide DP Road from Govind Patil	Road Junction upto Boundary of P & T Colony	deleted and included in RP 1.1 reservation of Fish	& Net Drying Yard DP 1.1 designation of Fish &	Net Drying Yard and the deleted road stretch from	NDZ to P & T Colony is included in Natural Area	and further area of the road included in RPU 4.5 in	the land belongs to P & T
Proposal plan und the MR		R Zone &	Belt)	DP Road											
Sheet No.	(4)	1C16		WS	08,	WS	05,	WS	02						
Modifi- cation No.	(3)	158		MHM	21										
Sr. SM/EP No. No.	(2)	SM-	D24	SM-	HW42										988 5
Sr. No.	(1)	-		7		2000									

<u>1</u>	(2)	(3)	(4)	(5)	(9)	(2)
6	SM- KW36	MKW 101	WS 27	ROS 1.5 (Garden/Park)	Garden/Park (ROS1.5) is deleted.	Refused to accord sanction, Proposal u/s 26 is reinstated.
4	SM- KW37	MKW 104	WS 23	18.30 mt. D.P. Road	The 18.30M. DP Road is deleted & reservation of ROS1.4 & RR2.1 is restored on the deleted portion.	Refused to accord sanction, Proposal u/s 26 is reinstated.
in	SM- KW38	MKW 110	WS 23	Existing Road & RSA 2.1 ((Multipurpose community Centre)	The reservation of RSA 2.1 (Multipurpose Community Centre) on plot is changed to RR2.2 (Affordable Housing).	Refused to accord sanction, Proposal u/s 26 is reinstated.
9	SM- KW39	MKW 137	WS 27	Existing road	44' Existing Purshotam Tandan Marg from Lokhandwala circle upto Maharana Pratap Road is widened to 27.45 Mtr.	Refused to accord sanction, Proposal u/s 26 is reinstated.
7	SM- MW36	MMW 55	ES17	ROS 1.4 (Playground)	Reservation of Playground (ROS 1.4) changed to reservation of Affordable Housing (RR 2.2).	Refused to accord sanction, Proposal u/s 26 is reinstated
∞	SM- N28	MN69	ES 29	RE1.1 - Municipal School ROS 1.4 - Playground	RE 1.1 - Municipal school & ROS 1.4 - Play Ground deleted and reserved as RR2.2 - Affordable housing	Refused to accord sanction, Proposal u/s 26 is reinstated.
6	SM- PN40	MPN 89	WS 44	Existing road	13.40 M. Proposed road widening is shown affecting CTS no. 500, 717A, 504, 722, 717B, 713, 714, 509/8, 509/1, 509/15 to 509/29 of village Malad (E)	Refused to accord sanction, Proposal u/s 26 is reinstated.
10	SM- RS41	ı	WS 49	18.30mt. wide D.P.Road	18.30mt. wide D.P.Road	18.30mt. wide D.P.Road is deleted as shown on plan.
	SM- S58	MS99	ES 38	RSA2.1 (Multipurpose Community Centre) ROS1.5 (Garden / Park) 6.10 m DP Road	40% area of Reservations RSA2.1 (Multipurpose Community Centre), ROS1.5 (Garden/ Park) & 6.1m DP Road deleted and remaining 60% is shown as ROS1.5 (Garden/Park) reservation.	Refused to accord sanction, Proposal u/s 26 is reinstated.

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(सी) अधिसूचना क्रमांक टीपीबी-४३१७/६३९/प्र.क्र. ११८/२०१७/वि.यो./नवि-११, दिनांक ८ मे २०१८ ला शुद्धीपत्रक व पूरकपत्र.

परिशिष्ट-अे सुधारणेस शुद्धीपत्रक व पूरकपत्र (विकास नियंत्रण व प्रोत्साहन नियमावली–२०३४ बाबत)

अंग	. विनियम	विनियमाची प्रसिद्ध तरतूद या ऐवजी	असे वाचावे
Æ	Æ		
€	3	(È)	(%)
—	l(iv) is deleted	(IV)Date of coming into force: These Regulations shall come into force on from the date of publication in Maharashtra Government Gazette sanction by the Government under section 31 of Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) and shall replace the existing Development Control Regulations for Greater Mumbai framed under the MR &TP Act, 1966.	(IV)Date of coming into force: These Regulations shall come into force on from the date 01.09.2018 of publication in Maharashtra Government Gazette sanction by the Government under section 31 of Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) and shall replace the existing Development Control Regulations for Greater Mumbai framed under the MR &TP Act, 1966.
7	2(vi)(4)	"Accommodation Reservation" means a land instrument enabling a Planning Authority to acquire part of the reserved land and or developed amenity in accordance with these Regulations. plot of land reserved for public purpose, where land owner has an option of handing over the part of land and/or developed amenity to MCGM, for the intended public purpose and developing balance land with permissible Development Right (DR) for the entire plot with the provision of these regulations.	"Accommodation Reservation" means a land instrument enabling a Planning Authority to acquire part of the reserved land and / or developed amenity in accordance with these Regulations plot of land reserved for public purpose, where land owner has an option of handing over the specified part of land and/or alongwith developed amenity to MCGM, for the intended public purpose free of cost and free from any encumbrances and developing balance land with permissible basic FSI and Development Right (DR) for potential of the entire plot with the provision of these regulations.
ω 4	2(iv)(12) 2(iv)(41)	(12) "Atrium" means the area comprised of entrance lobby or common entrance hall of the building or common area at any floor level which serves as a Common Open Spaces for more than one floor. (41) "Eating House" means any premises where any kind of food is	(12) "Atrium" means the area comprised of entrance lobby or common entrance hall of the building or common area at any Single floor level which serves as a Common Open Spaces for more than one floor. (41) "Eating House" means any premises where any kind of food is
-		prepared or supplied for consumption of public for the profit or gain of any person owning or having an interest in or managing such premises.	prepared or supplied for consumption of public for the profit or gain of any person owning or having an interest in or managing such premises.
٧	10 (3)(xi)	Security deposit - To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit, shall be charged at rates specified by the Commissioner. It shall be returned to the owner one year immediately after the issue of the full occupancy certificate after the Commissioner is satisfied with the compliance with various conditions stipulated in the said full occupancy certificate.	Security deposit - To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit, shall be charged at rates specified by the Commissioner. It shall be returned to the owner-one-year immediately after the issue of the full occupancy certificate and after the Commissioner is satisfied with the compliance with various conditions stipulated in the said full occupancy certificate.

(1)	(2)	(3)	(4)
9	10 (3) (xii)	Clearance certificate for tax arrears - The notice shall also be accompanied by an attested copy of a clearance certificate from the Assessment Department of the Corporation for payment of tax up to date-self-certification by the owner/developer regarding payment of tax up to date with certified copies latest payment receipt.	Clearance certificate for tax arrears - The notice shall also be accompanied by an attested copy of a clearance certificate from the Assessment Department of the Corporation for payment of tax up to date self-certification by the owner/developer regarding payment of tax up to date with certified copies of latest payment receipt.
7	13 (2)(c)	Development of land partly-designated / reserved/partly of existing amenity: Where a building exists on a site shown as—designation existing amenity or reservation in the DP, only its appropriate part of land as used for such designation existing amenity or reservation, shall be used for the said purpose and the remaining part of the land/building of the developable land may be put to use in conformity with the purpose of development as otherwise permissible in these Regulations.	Development of land partly designated /reserved/partly shown as existing amenity: Where a building exists on a site shown as designation existing amenity or reservation in the DP, only its appropriate part of land as used for such designation existing amenity or reservation shall be used for the said purpose and the remaining part of the land/building of the developable land may be put to use in conformity with the purpose of development as otherwise permissible in these Regulations.
∞	13(2) (d)	d) Development of Amenity plot: Wherever lands are received by the Planning or Appropriate Authority as an amenity plot as per the provisions of these Regulations, such entire plot shall be used exclusively for public purpose as decided by the Municipal Commissioner, without applying provisions of Accommodation Reservation (AR) under Regulation No. 17, unless otherwise specifically allowed.	d) Development of Amenity plot: Wherever possession of lands is are received obtained by the Planning or Appropriate Authority as an amenity plot as per the provisions of these Regulations, such entire plot shall be used exclusively for public purpose as decided by the Municipal Commissioner, without applying provisions of Accommodation Reservation (AR) under Regulation No. 17, unless otherwise specifically allowed.
6	13(8)	(8) Temporary Vending Zone: The Commissioner may, through special permission, allow certain designated existing amenity lands or premises, as determined by the Commissioner, such as public parking lots, to be brought under vending zone. During such time slots (not more than one to four hours per week on weekends), the primary user of the designated existing amenity land/premises shall remain temporarily suspended. However, the normal functioning of the primary user, under no circumstance, shall be compromised or displaced. In allowing such use, it should be ensured that the primary use is not compromised/impaired.	(8) Temporary Vending Zone: The Commissioner may, through by special permission, allow certain designated existing amenity lands or premises, as determined by the Commissioner, such as public parking lots, to be brought under vending zone. During such time slots (not more than one to four hours per week on weekends), the primary user of the designated existing amenity land/premises shall remain temporarily suspended. However, the normal functioning of the primary user, under no circumstance, shall be compromised or displaced. In allowing such use, it should be ensured that the primary use is not compromised/impaired.
10	14(A)	(A) In Plots/lay-outs of the land admeasuring 4000 sq. m or more: In case of development of land admeasuring 4000 sq. m and more (excluding the area under Road set back/DP Road) in Residential and Commercial Zones, amenity areas as specified below shall be fronting, a public road or shall be fronting, a public road or shall be provided with a perpetual independent right of way. Such amenity area shall be exclusive of area under perpetual independent right of way.	(A) In Plots/lay-outs of the land admeasuring 4000 sq. m or more: In case of development of land admeasuring 4000 sq. m and more (excluding the area under Road set back/DP Road) in Residential and Commercial Zones, amenity areas as specified below shall be provided fronting, a on public road or shall be fronting, a public road or shall be provided with a perpetual independent right of way. Such amenity area shall be exclusive of area under perpetual independent right of way.

(4)	he c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot. (EP-23A)	as (h) Public utility and amenity plots shall not be developed under AR as be per Regulation No.17. The entire plot of public amenity land shall be developed entirely for the purpose of public amenity / or POS alone as per sub regulation no. 14(B) (c) (ii) above of this regulation.		and the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% of 75% of gross plot area or granting Occupation Certificate to last 25% of Zonal (basic) FSI in to any of the building, whichever is earlier. The in ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to last 25% of admissible FSI in any of the buildings in the layout other than IH.	d) In case the owner/developer opts to utilize the FSI on the remainder of plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area ineluding excluding the area to be handed over to MCGM for IH. (E.P26)
(3)	calculation of FSI permissible on the balance plot.	(h) Public utility and amenity plots shall not be developed under AR as per Regulation No.17. The entire plot of public amenity land shall be developed entirely for the purpose of public amenity or POS alone.	Note: I. Conversion from industrial zone to residential/commercial zone shall be applicable to the part area of land holding subject to the condition that total area of the entire land holding shall be considered for deciding the payment of premium and percentage of and to be reserved of the said part area of land for public amenity spaces, as per this Regulation. However necessary segregating distance shall be provided from industrial use.	b) The aforesaid plot shall be handed over to MCGM within twelve 24 months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% 75% of gross plot area or granting Occupation Certificate to last 25% of Zonal (basic) FSI in to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to last 25% of admissible FSI in any of the buildings in the layout other than IH.	d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including the area to be handed over to MCGM for IH.
(2)	14(A) (iii) (c) deleted from schedule -A and added new EP 23A in schedule -B	14 (B) (h)	14(B) Note (I)	15(1) (b)	15(1)(d)
<u>(1)</u>	Ξ	12	13	41	15

भाग एक		(2)	(3)	(4)
─ (को.वि.पु)३८-२	0	0	The permissible BUA shall be on the gross plot area including the area required for road widening or roads proposed under the DP or the MMC Act, 1888, as stipulated in Regulation No 30 of these Regulations only if the Owner hands over the same entirely to the MCGM free of cost and free of encumbrances by leveling the land to the surrounding ground level and after constructing 1.5 m. high compound wall leaving the setback area as directed by the Commissioner.	The permissible BUA shall be on the gross plot area including excluding the area required for road widening or roads proposed under the DP or the MMC Act, 1888, as stipulated in Regulation No 30 of these Regulations only if the Owner hands over the same entirely to the MCGM free of cost and free of encumbrances by leveling the land to the surrounding ground level and after constructing 1.5 m. high compound wall leaving the setback area as directed by the Commissioner.
			road land shall be transferred in the Revenue re Corporation and shall vest in it becoming defined in sub-section (3) of section 288 of that additional BUA equal to area of plot so surrest cost and free of encumbrances shall be permissed. As a specified in Regulation No.30 (A) exprepagal processed under Regulation 2000, 20	Thereafter, the road land shall be transferred in the Revenue records in the name of the Corporation and shall vest in it becoming part of a public street as defined in sub-section (3) of section 288 of the MMC Act, 1888. The additional BUA equal to area of plot so surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA as specified in Regulation No.30 (A) except in respect of proposal processed under Regulation No 33(5),33(7),33(7),33(7),43,33(9),43,33(9),43,33(9),63,33(
			33(10)(A),33(20)(A), 33(21). where the development of plot/layout and the road is proposed to be widened road line prescribed under MMC. Iled for BUA as per the Zonal (based to MCGM/ Appropriate Authoritiances or monetary compensation as the Zonal as the zonal cances or monetary compensation as the zonal as the zonal cances or monetary compensation as the zonal cances or monetary compensation as the zonal cancer and zonal cance	In case where the development of plot/layout is already completed in all respects and the road is proposed to be widened subsequently as per the sanctioned road line prescribed under MMC Act 1888, plot owner shall be entitled for BUA as per the Zonal (basic) FSI/TDR of plot so surrendered to MCGM/ Appropriate Authority free of cost and free of encumbrances or monetary compensation as decided by the Competent Authority. Herein after, wherever bridges are constructed by Cost MCCM/Appropriate Authority the same shall be provided
			same shall be provided v	with noise barriers as explained in Regulation No. 2(IV) (87).
	17	(iv)	iv. The construction of built up amenity (with all requirements as per the provisions of these Regulations) to be handed over to MCGM along with the land as stated above under AR may be allowed to be developed in independent building/semidetached to the structures of other permissible development on the same plot or layout proposed by the owner/developer on the remaining land. The ownership of such plot or BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take in the matter with Revenue department.	iv. The construction of built up amenity (with all requirements as per the provisions of these Regulations) to be handed over to MCGM along with the land as stated above under AR may be allowed to be developed in independent building/semidetached to the structures of other permissible development on the same plot or layout proposed by the owner/developer on the remaining land. The ownership of such plot or alongwith BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department

(1)	(2)	(3)	(4)
		for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of plot or BUA handed over to MCGM and correct the revenue records accordingly on receipt of such intimation and on payment of such fees by owner as may be decided by the Government. A separate property register card in words & figures thereof in the name of MCGM shall be submitted by owner before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to any of the building. whichever is earlier other than amenity.	for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of plot or along with BUA handed over to MCGM and correct the revenue records accordingly on receipt of such intimation and on payment of such fees by owner as may be decided by the Government. A separate property register card in words & figures thereof in the name of MCGM shall be submitted by owner before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to to any of the building other than amenity, whichever is earlier. other than amenity.
81	17(2)(iii)	iii) The ownership of such BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of BUA handed over to MCGM. The mutation entry in respect of built up area to be handed over to MCGM shall be made In property register card/Revenue records. On receipt of such intimation and on payment of such fees by owner as may be decided by the Government, Revenue department shall correct the revenue records accordingly. The owner shall submit property register card with the mutation entry before seeking Occupation Certificate for any part of building/buildings beyond \$9% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to any of the building, whichever is earlier.	iii) The ownership of such BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of BUA handed over to MCGM. The mutation entry in respect of built up area to be handed over to MCGM. The mutation entry in respect of built up area to be handed over to McGM shall be made In property register card/Revenue records. On receipt of such intimation and on payment of such fees by owner as may be decided by the Government, Revenue department shall correct the revenue records accordingly. The owner shall submit property register card with the mutation entry before seeking Occupation Certificate for any part of building/buildings beyond \$99.67.
19	17(1)	Table No: 3 Common set of conditions for development of Reservations and Authority/Person who may develop Reservation Symbol Applicable Conditions for Development The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency The Owner will be allowed to develop the reservation only for its intended purpose	Table No: 3 Common set of conditions for development of Reservations and Authority/Person who may develop Reservation Symbol Applicable Conditions for Development The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency The Owner will be allowed to develop the reservation only for its intended purpose

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21	17(1)	Table No 5						TE	Table No 5						
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	ons for develo pment		1 or 2 or 3 Zb = 20 In case of 3 3 3 a) X= 50 b) Y=50
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servations to be de	Reservations to be developed for the intended purposes or as per	Reservations to be developed for the intended purposes or as per
Accommodation Reservation.	l'vation.	Accommodation Reservation.
Note: -		Note: -
i) The plot area to b	1 a) The plot area to be handed over to MCGM under AR shall not be deducted from the gross plot area for the purpose of calculation of full	1 a) The plot area to be handed over to MCGM under AR shall not be deducted from the areas plot area for the mirrore of calculation of full
rmissible BUA unde	permissible BUA under these regulations and may be utilized on the	permissible BUA under these regulations and may be utilized on the
alance plot, Additiona	balance plot. Additional BIJA equal to area of the plot so surrendered to	balance plot. Additional BUA contal to area of the plot so

(1)	(2)	(3)	(4)
		MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA or TDR as specified in the Regulation No.30(A)except in respect of proposal processed under Regulation No 33(5), 33(7), 33(7)(A), 33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10) (A), 33(21).	surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA or TDR as specified in the Regulation No.30(A) except in respect of proposal processed under Regulation No 33(5), 33(7), 33(7)(A), 33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10) (A), 33(20) (A), 33(21). (EP-32)
23	17(1) Note :1(d) below Table No. 5	d)The developer/owner shall be entitled for the BUA in lieu of cost of construction of built up amenity under AR as follows: BUA in lieu of cost of construction of built up amenity handed over under AR = 1.50 1.25 (Rate of construction per sq. m as per ASR rate //Rate of developed land per sq. m as per ASR) * BUA of constructed built up amenity handed over under AR. This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM.	d)The developer/owner shall be entitled for the BUA / TDR in lieu of cost of construction of built up amenity under AR as follows: BUA / TDR in lieu of cost of construction of built up amenity handed over under AR = 1.50 1.25 (Rate of construction per sq. m as per ASR rate /Rate of developed land per sq. m as per ASR) * BUA of constructed built up amenity handed over under AR. This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM
24	after Note 1(d) the provision s are renumbe red	In case of Sr. No. 49 66(PPL), the incentive BUA shall be 50% of the above cited BUA as calculated above. i) No separate compensation shall be given for areas under Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without charging premium for built up amenity under AR. In case of residential amenity for arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2 ii) The applicable rate of ASR shall be ASR rate of the year in which amenity is handed over to MCGM IOD/IOA is issued. iii) The constructed built up amenity along with plot to be handed over to MCGM under AR shall have structural provisions for vertical extension in order to consume additional FSI permissible as per provisions of these Regulations in future. a) The Owner/Developer shall be eligible for grant of TDR against unutilized BUA including that of Zonal (basic) FSI.	(e) In case of Sr. No. 49 66(PPL), the incentive BUA shall be 50% of the above cited BUA as calculated above. (f) No separate compensation shall be given for areas under Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without charging premium for built up amenity under AR. (g) In case of residential amenity for arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2 (h) The applicable rate of ASR shall be ASR rate of the year in which amenity is handed over to MCGM 1OD/IOA is issued. (i) The constructed built up amenity along with plot to be handed over to MCGM under AR shall have structural provisions for vertical extension in order to consume additional FSI permissible as per provisions of these Regulations in future. (j) The Owner/Developer shall be eligible for grant of TDR against unutilized BUA including that of Zonal (basic) FSI.
25	17(1) Note (9) below Table No. 5	9) Where a private plot is notified by GOM or reserved in DP for infrastructure related facilities in respect of public transportation authorities (such as MRVC, MMRDA, BEST etc.), the said authority shall have the option of acquiring part plot under AR where 50% of plot shall be handed over to the authority. The balance plot will be available for development for the Owner as permissible under these regulations. Provided further that notwithstanding anything contained in these Regulations, if such plot is situated in NDZ, then the maximum	9) Where a private plot is notified by GOM or reserved in DP for infrastructure related facilities in respect of public transportation authorities (such as MRVC, MMRDA, BEST etc.), the said authority shall have the option of acquiring part plot under AR where 50% of plot shall be handed over to the authority. The balance plot will be available for development for the Owner as permissible under these regulations. Provided further that notwithstanding anything contained in

19. Public Street and Means of Access (2) High Rise and Special Buildings: The Commissioner may permit access to such buildings from any street as stated below in the Table No 6 Building type Height of Building) Minimum road width required in Metres (m) High Rise Above 32 m up to 9.0 High Rise Above 120 m up to 12.0 Building m Above 120 m 18.0 Special/Assembly For Height up to 32 12.0 Building And one end of street shall join another street of width as specified above or greater width. Development on plot aboved the proposed development on plot, provided further that the width of the road to which it enneets. Provided further that the Commissioner may allow access to building with height up to 70 m. (b)Through two numbers of existing roads each having minimum width of 6.0 m.	(1)	(2)		(3)			(4)		
19(2) 19. Public Street and Means of Access (2) High Rise and Special Buildings: The Commissioner may permit access to such buildings from any street as stated below in the Table Nof Building type Height of Building Minimum road Metres (m High Rise Above 32 m up to 9.0 High Rise Above 70 m up to 12.0 Building Mace Above 120 m 18.0 Special/Assembly For Height up to 32 12.0 Building Special/Assembly For Height up to 32 12.0 Building Special/Assembly For Height up to 4 18.0 Building Special/Assembly For Height up to 4 18.0 Building And one end of street shall join another street of width as specified above or greater width. Development on plot along the road with width less than the specified in the above Table shall be allowed if along the entire stretch of a road, the plot owners/owner handover the land required for widening of road as required for the proposed development on plot, provided further that the width of the road to which it emeneeds. Provided further that the Commissioner may allow access to building with height up to 70 m. 19(2)(b) (b)Through two numbers of existing roads each having minimum width of 6.0 m. c) Provided further that in case of redevelopment under Regulation No and and 33(5), 33(7), 33(7)(B),33(10),33(15),33(15),33(25),33(25)			permissible FSI shall-remainder plot.	be 0.8 on the gross ple	ot area to be utilized on t		s, if such plot is situated it hall be 0.8 on the gross pk	in NDZ, then the maxii lot area to be utilized or	num 1-the
(2) High Rise and Special Buildings: The Commissioner may permit access to such buildings from any street as stated below in the Table No6 Building type Height of Building Minimum road width required in High Rise Above 32 m up to 9.0 High Rise Above 70 m up to 12.0 High Rise Above 120 m 18.0 Special/Assembly For Height up to 32 12.0 Building Man one end of street shall join another street of width as specified above or greater width. Development on plot, provided further that the width of the streeth proposed development on plot, provided further that the width of the streeth proposed to be widened—will not be more than the width of the road to which it enameds—with height up to 70 m. 19(2)(b) (b)Through two numbers of existing roads each having minimum width of 6.0 m. c) Provided further that in case of redevelopment under Regulation No adeleted c) Provided further that in case of redevelopment under Regulation No and and 33(5), 33(7), 33(7), 33(7)(B),33(10),33(10),33(15),33(25)	26	19(2)	19. Public Street and N	Means of Access		19. Public Street	and Means of Access	Control of the Contro	
Table No 6 Building type Height of Building Minimum road width required in High Rise Above 32 m up to 9.0 High Rise Above 70 m up to 12.0 High Rise Above 120 m 18.0 Special/Assembly For Height up to 32 12.0 Building Por Height up to 32 12.0 Building Building Above 120 m Special/Assembly For Height up to 32 12.0 Building Building And one end of street shall join another street of width as specified above rable shall be allowed if along the entire streeth of a road, the plot owners/owner handover the land required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be widened will not be more than the width of the stretch proposed to be widened will not be more than the width of the stretch proposed to be widened will not be more than the width of the stretch proposed to building with height up to 70 m. 19(2)(b) (b)Through two numbers of existing roads each having minimum width of 6.0 m. c) Provided further that in case of redevelopment under Regulation No 33(5), 33(6), 33(7), 33(7), 33(7)(B),33(10),33(10),43,34(15),33(20)		en version de la constant	(2) High Rise and Spacess to such buildin	secial Buildings: The ogs from any street as	Commissioner may pern stated below in the Tab		d Special Buildings: The ildings from any street as st	Commissioner may pestated below in the Table	rmit e No
Building type Height of Building Minimum road width required in High Rise				Table No 6		>	Table No 6		
High Rise Above 32 m up to 9.0 High Rise Above 70 m up to 12.0 High Rise Above 120 m 18.0 Special/Assembly For Height up to 32 12.0 Building Manual For Height up to 32 12.0 Building Above 120 m 18.0 Special/Assembly For Height above 18.0 Building Special/Assembly For Height up to 32 12.0 Building And one end of street shall join another street of width as specified above or greater width. Development on plot along the road with width less than that specified in the above Table shall be allowed if along the entire stretch of a road, the plot owners/owner handover the land required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be widened will not be more than the width of the road to which it connects. Provided further that the Commissioner may allow access to building with height up to 70 m. 19(2)(b) (b)Through two numbers of existing roads each having minimum width is of 6.0 m. c) Provided further that in case of redevelopment under Regulation No and 33(5), 33(7), 33(7), 33(7)(B),33(10),(A),33(19),(A),33(19),(A),33(20)			Building type	Height of Building)	luire	Building type	Height of Building)		
High Rise Above 120 m up to 12.0 High Rise Above 120 m 18.0 Special/Assembly For Height up to 32 12.0 Building m Special/Assembly For Height above 18.0 Building And one end of street shall join another street of width as specified above or greater width. Development on plot along the entire stretch of a road, the plot owners/owner handover the land required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be widened; Provided further that the Commissioner may allow access to building with height up to 70 m. 19(2)(b) (b)Through two numbers of existing roads each having minimum width is of 6.0 m. deleted c) Provided further that in case of redevelopment under Regulation No and			High Rise	e 32	0.6	High Rise	43		
High Rise Special/Assembly Building Special/Assembly Building Special/Assembly For Height up to 32 Building Special/Assembly For Height above Building And one end of street shall join another street of width as specified above or greater width. Development on plot along the road with width less than that specified in the above Table shall be allowed if along the entire stretch of a road, the plot owners/owner handover the land required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be widened will not be more than the width of the road to which it connects. Provided further that the Commissioner may allow access to building with height up to 70 m. 19(2)(b) (b)Through two numbers of existing roads each having minimum width is of 6.0 m. deleted c) Provided further that in case of redevelopment under Regulation No 33(5), 33(7), 33(7)(A),33(7)(B),33(10),(A),33(10) (A),33(15),33(20)		erjanisy states a soundario	High Rise	0 -	12.0	High Rise	(1)		
Special/Assembly For Height up to 32 12.0 Building m Special/Assembly For Height above 18.0 Building And one end of street shall join another street of width as specified above or greater width. Development on plot along the road with width less than that specified in the above Table shall be allowed if along the entire stretch of a road, the plot owners/owner handover the land required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be widened will not be more than the width of the road to which it connects. Provided further that the Commissioner may allow access to building with height up to 70 m. 19(2)(b) (b)Through two numbers of existing roads each having minimum width is of 6.0 m. deleted c) Provided further that in case of redevelopment under Regulation No and 33(5), 33(7), 43(7)(A),33(7)(B),33(10),33(10) (A),33(25)		41-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0	High Rise	Above 120 m	18.0	High Rise	Above 120 m	18.0	
Special/Assembly For Height above 18.0 Building And one end of street shall join another street of width as specified above or greater width. Development on plot along the road with width less than that specified in the above Table shall be allowed if along the entire stretch of a road, the plot owners/owner handover the land required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be widened will not be more than the width of the road to which it connects. Provided further that the Commissioner may allow access to building with height up to 70 m. 19(2)(b) (b)Through two numbers of existing roads each having minimum width of 6.0 m. deleted c) Provided further that in case of redevelopment under Regulation No and 33(5), 33(7), 33(7)(B),33(7)(B),33(10),33(10),43(15),33(29)		and the second s	Special/Assembly Building	For Height up to 32 m	12.0	Special/Assemb Building		-	
And one end of street shall join another street of width as specified above or greater width. Development on plot along the road with width less than that specified in the above Table shall be allowed if along the entire—stretch—of—a road, the—plot—owner—handover—the—land required for widening of road as required for the proposed development on plot,—provided further that the width—of the stretch—proposed to be widened—will—not be more than the width—of the road to which it connects. Provided further that the Commissioner may allow access to building with height up to 70 m. 19(2)(b) (b)Through two numbers of existing roads each having minimum width—of 6.0 m. c) Provided further that in case of redevelopment under Regulation No—33(5), 33(7), 33(7)(A),33(7)(B),33(10),33(10) (A),33(15),33(20)			Special/Assembly Building	Height	18.0	Special/Assemb Building	For Height 32 m		
less than that specified in the above Table shall be allowed if along the entire stretch of a road, the plot owners/owner handover the land required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be widened will not be more than the width of the road to which it connects. Provided further that the Commissioner may allow access to building with height up to 70 m. 19(2)(b) (b)Through two numbers of existing roads each having minimum width of 6.0 m. c) Provided further that in case of redevelopment under Regulation No and and 33(5), 33(7), 33(7)(A), 33(7)(B), 33(10), 33(10), (A), 33(15), 33(20)			And one end of stree	st shall join another st	treet of width as specific		street shall join another s	street of width as spec	ified
required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be widened will not be more than the width of the road to which it widened connects. Provided further that the Commissioner may allow access to building with height up to 70 m. 19(2)(b) (b)Through two numbers of existing roads each having minimum width (b)Through is of 6.0 m. deleted c) Provided further that in case of redevelopment under Regulation No e) b) Pop and 33(5), 33(7), 33(7)(A), 33(7)(B), 33(10), 33(15), 33(20)		masa sagaan asa	less than that specified	1. Development on pro-	t arong the foad with who hall be allowed if along the		widin. Development on pre eified in the above Table sl	or arong the road with v shall be allowed if along	the state
widened will not be more than the width of the road to which it eonneets. Provided further that the Commissioner may allow access to building with height up to 70 m. 19(2)(b) (b)Through two numbers of existing roads each having minimum width of 6.0 m. deleted c) Provided further that in case of redevelopment under Regulation No e) b) Possible, 33(5), 33(7), 33(7)(A),33(7)(B),33(10),33(15),33(20) No			entire stretch of a re required for widening on plot, provided fur	oad, the plot owners, of road as required for ther that the width of	'owner handover the lai- the proposed developme the stretch proposed to l		a road, the plot owners ning of road as required for further that the width of	s/owner handover the r-the proposed developed the stretch proposed to	land nent
Provided further that the Commissioner may allow access to building with height up to 70 m. 19(2)(b) (b)Through two numbers of existing roads each having minimum width of 6.0 m. deleted c) Provided further that in case of redevelopment under Regulation No e) b) Parallel and 33(5), 33(7), 33(7)(A), 33(7)(B), 33(10), (A), 33(15), 33(20)			widened will not be connects.	more than the width	1 of the road to which-		t be more than the width	th of the road to which	##
19(2)(b) (b)Through two numbers of existing roads each having minimum width is of 6.0 m. deleted c) Provided further that in case of redevelopment under Regulation No and 33(5), 33(6), 33(7), 33(7)(B),33(10),33(10) (A),33(15),33(20)			Provided furt building with height up	her that the Commiss p to 70 m.	ioner may allow access	buildin	further that the Commissi ght up to 70 m subject to for	sioner may allow acces	ss to
c) Provided further that in case of redevelopment under Regulation No 33(5), 33(6), 33(7), 33(7)(A),33(7)(B),33(10),33(10) (A),33(15),33(20)	27	19(2)(b)	(b)Through two numb of 6.0 m.	ers of existing roads ea	ach having minimum wid	-	numbers of existing roa	ads each having minin	wmw
((A) width of Road 9 m shall be deemed to be adequate for any height (A) 33(15) 33(20		deleted and clause (c) Provided further the 33(5), 33(6), 32(7), 32(4) width of Road 9 1	at in case of redevelop 3(7)(A),33(7)(B),33(10 n shall be deemed to l	ment under Regulation 19,33(10) (A),33(15),33(2) be adequate for any heig		-33(6), $33(7)$, $33(7)$	velopment under Reguls)(A),33(7)(B),33(10),33 m_shall_be_deemed_to	ation (10)

(1)	(2)	(3)	(4)
	(c) is renumbe red as (b)	for the development up to the FSI permissible under that regulation.	adequate for any height for the development up to the FSI permissible under that regulation.
28	27(2) Note-1	Note: 1. The above area of ROS LOS shall be calculated on the area excluding the areas under DP road/ setback/ reservations area to be handed over to appropriate authority	Note: 1. The above area of ROS -LOS shall be calculated on the area excluding the areas under DP road/ setback/ reservations area to be handed over to appropriate authority
29	31(1) (xxvi)	31. Exempted from FSI /to be counted in FSI / Fungible Compensatory Area (Fungible) Floor-Space Index (FSI): (1) Exemption from FSI (2) Exemption from FSI	31. Exempted from FSI /to be counted in FSI / Fungible Compensatory Area (Fungible) Floor Space Index (FSI): (1) Exemption from FSI
		the premises, not exceeding 2.2 sq. m at staircase mid-landing level and at still level, area of sanitary block for use of drivers engaged by the car owners not exceeding 2.2 sq. m at each of the parking floor level. In case number of car parks exceeds 200 per parking floor level, additional sanitary block for every 200 cars or part there of shall be allowed. (EP-66)	the premises, not exceeding 2.2 sq. m at staircase mid-landing level and/or at stilt level, area of sanitary block for use of drivers engaged by the car owners not exceeding 2.2 sq. m at each of the parking floor level. In case number of car parks exceeds 200 per parking floor level, additional sanitary block for every 200 cars or part there of shall be allowed. (EP-66)
30	31(1) Note(ii)	Note: ii. Open to sky swimming pool at any level other than (xxii) above, excluding at ground level as provided in Regulation No 42 (ii)(a), shall be counted in FSI.	Note: ii. Open to sky swimming pool at any level other than (xxii) above and excluding at ground level as provided in Regulation No 42 (ii)(a), shall be counted in FSI.
31	33(9)	a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial 194 PART—VI ADDITIONAL FLOOR SPACE INDEX DCPR-2034 Draft Development Plan-2034 Municipal Corporation Development Control and Promotion Regulation 2034 of Greater Mumbai user, the existing segregating distance shall be maintained from the existing industrial unit. b. Any land under non buildable/open space reservations, admeasuring up to 500 sq. m may be cleared by shifting the existing tenants from that site.	a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial 194 PART—VI ADDITTONAL FLOOR SPACE INDEX DCPR 2034 Draft—Development—Plan—2034—Municipal—Corporation—Development Control and Promotion Regulation-2034 of Greater Mumbai user, the existing segregating distance—shall be maintained from the existing industrial unit. b. Any land under non-buildable/open space reservations, admeasuring up to 500 sq. m may be cleared by shifting the existing tenants from that site.

भाग	(1)	(2) (3)	(4)
एक (को.वि.पु)३८-३		e. If the area under a non-buildable/ open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development. d. All the reservations in the DP shall be rearranged, if necessary, with the same area and the same width of access road or as required under DCR, whichever is more. e. For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI. f. For other buildable reservations on land, BUA equal to 60% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity(designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the MCGM or the Appropriate Authority. The reservations and Municipal Commissioner may permit emposite development of reservations in case of such reservations. However, if the HIPC/Planning Authority requires BUA under any designation/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation of reservations of Rehabilitation of SSI and free of east, in addition to the rehabilitation of the existing tenements or users if any. The developer/owner shall be emittled for BUA in lieu of cost of emparation against handing over of built up amenity as per Note (4) of Regulation Against handing over of built up amenity as per Note (6) of Regulation No. 17(1)).	500 sq. m, minimum 50% of the area under reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development. development. d. All the reservations in the DP shall be rearranged, if necessary, with the same area and the same width of access road or as required under DCR, whichever is more. DCR, whichever is more. DCR, whichever is more bearing lot on a land included in URC, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI. f. For other buildable reservations on land, BUA equal to 60% of the amade available free of cost to the MCGM or the Appropriate Authority. The reservations of compatible mature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may permit emposite development of reservations in case of such reservations. However, if the LIPC/Planning Authority requires BUA under any designation/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI, and incentive FSI as admissible under this Regulation shall be permissible. Ferviced that in ease of development of reservations of Rehabilitation & Resettlement under the URS, BUA equal to 30% of the Zonal (basic) FSI shall be handed over to the MCGM free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or users if any. The developer/owner shall be entitled for BUA in lieu of cost, in addition to the rehabilitation of the existing tenements or users if any. The developer/owner shall be entitled for BUA in lieu of cost, in degulation against handing over of built up amenity as per Note (d) of Regulation No. 17 (1)).
32	32, clause No.4.1.1 (Table No. is not given)		Table in this Regulation is numbered as "Table No. 12-A"

(1)	(2)	(3)	(4)
33	30(A)12	12 The Development of plots under combination of various regulations shall be permissible, but the maximum permissible FSI on gross plot shall not exceed the permissible FSI limit prescribed in respective any of the applicable regulations.	12 The Development of plots under combination of various regulations shall be permissible, but the maximum permissible FSI on gross plot shall not exceed the permissible FSI limit prescribed in respective any of the applicable regulations. (E.P61)
34	30(A)(6)	Premium shall be charged for 'additional FSI on payment of premium' (as per column no 5 of table no 12) for BUA at the rate of 60% of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted. Premium so recovered shall be shared between the State Govt. and MCGM on 50:50 basis. The MCGM shall utilize the premium for implementation of D P.	Premium shall be charged for 'additional FSI on payment of premium' (as per column no 5 of table no 12) for BUA at the rate of 60% of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted or as may be decided by Govt. from time to time. Premium so recovered shall be shared between the State Govt., and MCGM, MSRDC and Dharavi Authority on 50:50 25:25:25 basis. The MCGM shall utilize the premium for implementation of D P.
35	33(4) condition (1)	33(4) Building of Residential Hotels on independent plot: Conditions:- (1)5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGM free of cost (only room charges) & it may be monitored by the MTDC and Protocol Department.	33(4) Building of Residential Hotels on independent plot: (1)5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGM free of cost (only room charges) & it may be monitored by the MTDC and Protocol Department. The Municipal Corporation shall intimate the MTDC and Protocol Department regarding grant of building permission / occupation certificate to enable MTDC and Protocol Department to comply with this condition.
36	33(9)(A) clause (1)	1) Applicability of the provisions: For achieving comprehensive planning and development of non-slum areas of DNA through sectoral layouts of DRP, the provisions in this Regulation shall apply to the renewal and redevelopment of buildings/chawls including cessed properties and such schemes on areas which are part of DRP Area undertaken by DRP (SRA) through a developer. The properties which are not part of DRP Area as defined above shall be developed in accordance with DCR 30.	I) Applicability of the provisions: For achieving comprehensive planning and development of non-slum areas of DNA through sectoral layouts of DRP, the provisions in this Regulation shall apply to the renewal and redevelopment of buildings/chawls including cessed properties and such schemes on areas which are part of DRP Area undertaken by DRP (SRA) through a developer by following competitive bidding process for DRP (SRA) through a through the developer or through Public Authority or any manner as may be decided by Government from time to time". The properties which are not part of DRP Area as defined above shall be developed in accordance with DCR 30.
37	33(9)(A) Last provisio n under clause 4	"Planning Sector" and "Implementing Sector" will have the same meaning as defined in the Regulation No 33(10)(A).	"Planning Sector" and "Implementing Sector" will have the same meaning as defined in the Regulation No 33(10)(A).
38	33(9)(A)	12) In respect of those eligible occupiers on site who do not join the project willingly the provisions laid down under clause no 1.14 of	12) In respect of those eligible occupiers on site who do not join the project willingly the provisions laid down under clause no 1.14 of

	(2)	(8)	(4)
g -	clause 12	Regulation No.33 (10) (A) shall be applicable.	Regulation No.33 (10) (A) and provisions of MHADA Act. shall be applicable.
33() cls	33(10(A) clause 7.6	7.6 Development of Slum Plots under DCR 33(10) (A) and Urban Renewal plots under DCR 33(9) (A) in a planning sector may be allowed to be developed together in order to promote flexibility of design as well as to raise more resources. The power under Regulation 13(6) for shifting and/or interchanging the purpose of designations/reservations shall be exercised by the OSD, DRP (SRA) in respect of DNA as a SPA in consultation of MCGM.	7.6 Development of Slum Plots under DCR 33(10) (A) and Urban Renewal plots under DCR 33(9) (A) in a planning sector may be allowed to be developed together in order to promote flexibility of design as well as to raise more resources. The power under Regulation 13(6) for shifting and/or interchanging the purpose of designations/reservations shall be exercised by the OSD, DRP (SRA) in respect of DNA as a SPA in consultation of MCCM.
33(Am ra Hez of 7	33(10(A) Annextu re-A Heading of Table	Sr. Discription of Legends Units Additional No. the Amenity facilities to be provided under DRP	Sr. Discription of Legends Units Additional No. the Amenity facilities to be provided under DRP
33(clau	33(10(A) sub clause xi under clause II	xi) "Implementing Sector" shall mean the plot of lands comprising C.S. Nos. /CTS Nos. wholly derived from Planning Sector of DNA and which may be or may not be bounded by existing major roads, railway lines, village boundary and the proposed major roads with area not less than 4000 sq. m so as to achieve well planned and controlled development within Planning Sector of DRP along with various amenities and facilities to be provided for people at large within the boundaries of such plots/areas.	xi) "Implementing Sector" shall mean the plot of lands comprising C.S. Nos. /CTS Nos. wholly derived from Planning Sector of DNA and which may be or may not be bounded by existing major roads, railway lines, village boundary and the proposed major roads with area not less than 4000 sq. m so as to achieve well planned and controlled development within Planning Sector of DRP along with various amenities and facilities to be provided for people at large within the boundaries of such plots/areas.
Clause (c)	Clause (c)	45. Restrictions on Development in certain areas Height and other restrictions in certain areas (A)Funnel of vision (c)Preserving the eastern and southern view of the Backbay Area, Marine Drive- Notwithstanding anything contained in these Regulations, to preserve the eastern and southern view of the Backbay and the Marine Drive area from Kamla Nehru Park on Malabar Hill, a funnel of vision has been marked on the land use(development) plan of "D" Ward. No building shall in this funnel of vision shall be raised or erected to the height of more than 21.35 m or such lesser height as the Commissioner may prescribe which would include the terrace, staircase or lift room, elevated water storage tank or any other building feature.	45. Restrictions on Development in certain areas Height and other restrictions in certain areas (A)Funnel of vision. (c)Preserving the eastern and southern view of the Backbay Area, Marine Drive- Notwithstanding anything contained in these Regulations, to preserve the eastern and southern view of the Backbay and the Marine Drive area from Kamla Nehru Park on Malabar Hill, a funnel of vision has been marked on the land use(development) plan of "D" Ward. No building shall in this funnel of vision shall be raised or erected to the height of more than 21.35 m or such lesser height as the Commissioner may prescribe which would include the terrace, staircase or lift room, elevated water storage tank or any other building feature.

२०	महाराष्ट्र शासन रा
(4)	Provided that the Commissioner may, with the prior approval of the Government, permit a building more than 21.35 m high after due consideration of the contours of the area, surrounding developments and plot location, the objective being not to obstruct the view within the funnel of vision
(8)	Provided that the Commissioner may, with the prior approval of the Government, permit a building more than 21.35 m high after due consideration of the contours of the area, surrounding developments and plot location, the objective being not to obstruct the view within the funnel of vision
1) (2)	
1	

प्रदीप गोहिल, शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 29th June 2018.

Corrigendum and Addendum to Notification

No. TPB. 4317/629/CR-118/2017/DP/UD-11.—Whereas, in exercise of the powers conferred by sub-section (1) of Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act"), the State Government *vide* Notification No. 4317/629/CR-118/2017/DP/UD-11, dated 8th may 2018 (hereinafter referred to as "the said Notification") has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai with modifications shown in SCHEDULE-A appended to the said Notification excluding the substantial modifications as shown in SCHEDULE-B appended to the said Notification and Government has issued corrigendum of even number dated 22nd June 2018 to the said Notification;

And Whereas, it is noticed that there are some typographical Errors and mistakes, in the said Notification and SCHEDULE-A and for that purpose it is necessary to issue a Corrigendum and Addendum for the same as mentioned in Annexure-I, appended hereto;

Now, therefore, this Corrigendum and addendum is issued inrespect of such corrections and additions in the said Notification and SCHEDULE-A as mentioned in Annexure-I appednded hereto.

Copy of this Corrigendum and Addendum is made available for the inspection of the public in the following offices during office hours on all working days for period of thirty days.

- (1) Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400 001.
- (2) Deputy Director of Town Planning, Greater Mumbai, 'E' Block ENSA Hutment, Azad Maidan, Mahapalika Marg, Mumbai 400 001.

This Notification Shall also be available on the Government of Maharashtra website: www.maharashtra.gov.in (Acts and Rules).

By order and in the name of the Governor of Maharashtra,

PRADEEP GOHIL, Under Secretary to Government.

Appended to the Urban Development Departments Corrigendum and Addendum No. TPB-4317/629/CR-118/2017/DP/UD-11, dated 29th June 2018

Annexure-1

(A) Corrigendum to Notification No. TPB. 4317/629/CR-118/2017/DP/UD-11, dated 8th May 2018.

Corrigendum to Notification

Para of	Instead of	Read as
Notification		
(1)	(2)	(3)
17	17. The proposal of the 1991 D.P. on the Covernment lands, which are granted by the government to any institute or persons excepting textile mill, during the period from the date of sanction of the concerned part of the 1991 D.P. and the date of publication of draft D.P. 2034 under section 26 (i.e. 27.05.2016) which are valid, shall prevail, irrespective of any proposal in the 2034 D.P. subject to the stipulations of the order of the said grant of land/ consent term if any/court order if any, in this regard. Provided that the above provision shall also be applicable to the land allotted by the MCGM/MMRDA and to the lands for which the land use decided by competent court and to the lands for which the consent terms submitted by government in the competent court. Provided further that, such proposals shall be submitted by the alottee to the commissioner within a period of three months from the date on which the D.P. come into force and the commissioner shall take decision on it within next six months.	granted by the Government to any institute or persons excepting textile mill, during the period from the date of sanction of the concerned part of the 1991 D.P. and the date of publication of draft D.P.2034 under section 26 (i.e.27.05.2016) which are valid, shall prevail, irrespective of any proposal in the 2034 D.P. subject to the stipulations of the order of the said grant of land/ consent term if any / court order if any, in this regard. Provided that the above provision shall also be applicable to the land allotted by the MCGM / MMRDA and to the lands for which the land use decided by competent court and to the lands for which the consent terms submitted by government in the competent court. Provided further that, modifications sanctioned by Government us 37 of MRTP Act, 1966 to the proposal of 1991, D.P. which are not incorporated in 2034 D.P. shall prevail irrespective of any proposal in 2034 D.P. Provided further that, such proposals shall be submitted by the alottee/applicant to the Commissioner within a period of three months from the date on which the D.P. come into force and the commissioner shall take decision on it within next six months.
CONTRACTOR OF THE CONTRACTOR CONT		

(B) Corrigendum and Addendum to Modification in schedule-A of Notification No. TPB. 4317/629/CR-118/2017/DP/UD-11, dated 8th May 2018

Corrigendum and Addendum to Modification in schedule-A

(In respect of Development Plan--2034)

		•	
$\mathbf{Sr.}$	SM/EP	Instead of 7th Column	7th Column Read as
No.	No.		
(1)	(2)	(3)	(4)
-	SM- A16	Sanctioned as proposed u/s 30	SM-A16 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-A21 in Schedule-B of Notice Dt.08/05/2018
8	SM- A18	Refused to accord sanction, Proposal u/s 26 is reinstated with following changes:- Designation of DOS2.6 is changed to DOS2.6+DSA3.5	SM-A18 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No. EP-A22 in Schedule-B of Notice Dt.08/05/2018
ю	SM- FN39	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	SM-FN39 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as new entry vide No. EP-FN70 in Schedule-B of Notification Dt.08/05/2018
ব	SM- FN40	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	SM-FN40 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as new entry vide No. EP-FN71 in Schedule-B of Notification Dt.08/05/2018
'n	SM- FN41	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	SM-FN41 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as new entry vide No. EP-FN72 in Schedule-B of Notification Dt.08/05/2018
9	SM- FS09	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.	SM-FS09 is deleted from Schedule-A of Notice Dt.08/05/2018 and is added as new entry vide No. EP-FS69 in Schedule-B of Notification Dt.08/05/2018
7	SM- FS13	Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is reinstated
00	SM- FS28	Sanctioned as proposed u/s 30	Refused to accord sanction, Proposal u/s 26 is reinstated
6	SM- GN21	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-GN21 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No.EP-GN32 in Schedule-B of Notice Dt.08/05/2018
10	SM- GN25	Sanctioned as proposed u/s 30	SM-GN25 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No.EP-GN33 in Schedule-B of Notice Dt.08/05/2018
=	SM- HE12	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-HE12 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added as new entry vide No.EP-HE42 in Schedule-B of Notice Dt.08/05/2018

(1)	(2)	(8)	(4)
12	SM-	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-KW 33 is deleted from Schedule A of Notification dt. 08/05/2018 and added
	KW 33		as new entry vide no. EP-KW140 in Schedule B of Notification dt. 08/05/2018
13	SM-	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-KW 34 is deleted from Schedule A of Notification dt. 08/05/2018 and added
	KW34		as new entry vide no. EP-KW141 in Schedule B of Notification dt. 08/05/2018
14	SM-	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-KW 35 is deleted from Schedule A of Notification dt. 08/05/2018 and added
1000-100	KW35		as new entry vide no. EP-KW142 in Schedule B of Notification dt. 08/05/2018
15	SM-	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-RC39 is deleted from Schedule-A of Notification Dt.08/05/2018 and is
	RC39		added as new entry vide No. EP-RC134 in Schedule-B of Notice Dt.08/05/2018
16	SM-	Refused to accord sanction, Proposal u/s 26/approved	SM-RS17 is deleted from Schedule-A of Notification Dt.08/05/2018 and is
	RS17	SRA layout is reinstated	added as new entry vide No. EP-RS133 in Schedule-B of Notice Dt.08/05/2018
17	SM-	Refused to accord sanction, Proposal u/s 26 is reinstated	SM-S56 is deleted from Schedule-A of Notification Dt.08/05/2018 and is added
and the second	856		as new entry vide No.EP-S157 in Schedule-B of Notice Dt.08/05/2018

New entries added in Schedule-A of Notification dated 8th may 2018

Substantial Modifications published by the Government under section 31(1) of the MR&TP Act, 1966	7	is Refused to accord sanction, Proposal u/s 26 is reinstated.	Refused to accord sanction, Proposal u/s 26 is reinstated
Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act, 1966	9	Reservation of ROS1.5 (Garden/Park) is incorporated on the said plot	1) 36.60 mt. Wide DP Road from Hill Road Befused to accord sanction, Proposal Junction to Turner Road Junction is deleted & the land is included in reservation of Promenade ROS 1.2 2) 36.60 mt. wide DP Road from Govind Patil Road Junction upto Boundary of P & T Colony deleted and included in RP 1.1 reservation of Fish & Net Drying Yard and the deleted road stretch from NDZ to P & T Colony is included in RPU 4.5 in the land belongs to P & T
Modifi- Sheet Proposal as per published cation No. plan under section 26 of the MR&TP Act, 1966	25	IC16 R Zone & DOS 2.7 (Green Belt)	DP Road
Sheet No.	4	IC16	WS 08, WS 05, WS
Modifi- cation No.	3	158	MHW 21
Sr. SM/EP No. No.	2	SM- D24	SM- HW42
Sr. No.	possed	(2

8	(5)	(3)	(4)	(5)	(9)	(2)
3	SM-	MKW	WS 27	ROS 1.5 (Garden/Park)	Garden/Park (ROS1.5) is deleted.	Refused to accord sanction,
	NW30	101	ū			rioposai u/s 20 is lenistateu.
4	SM-	MKW	WS	18.30 mt. D.P. Road	The 18.30M. DP Road is deleted & reservation of	Refused to accord sanction,
	KW37	104	23		ROS1.4 & RR2.1 is restored on the deleted portion.	Proposal u/s 26 is reinstated.
in	SM-	MKW	WS	Existing Road & RSA 2.1	The reservation of RSA 2.1 (Multipurpose	Refused to accord sanction,
	KW38	110	23	((Multipurpose community Centre)	((Multipurpose community Community Centre) on plot is changed to RR2.2 Centre) (Affordable Housing).	Proposal u/s 26 is reinstate
9	SM-	MKW	WS	Existing road	44' Existing Purshotam Tandan Marg from	Refused to accord sanction,
	KW39	137	27		Lokhandwala circle upto Maharana Pratap Road is widened to 27.45 Mtr.	Proposal u/s 26 is reinstate
_	SM-	MMW	ES17	ROS 1.4 (Playground)	Reservation of Playground (ROS 1.4) changed	Refused to accord sanction, Proposal
	MW36	55			to reservation of Affordable Housing (RR 2.2).	u/s 26 is reinstated
00	SM-	69NJW	ES	RE1.1 - Municipal School	RE 1.1 - Municipal school & ROS 1.4 - Play	Refused to accord sanction,
	N28		29	ROS 1.4 - Playground	Ground deleted and reserved as RR2.2 - Affordable housing	Proposal u/s 26 is reinstate
6	SM-	MPN	WS	Existing road	13.40 M. Proposed road widening is shown	Refused to accord sanction,
	PN40	68	4		affecting CTS no. 500, 717A, 504, 722, 717B, 713,	Proposal u/s 26 is reinstate
					714, 509/8, 509/1, 509/15 to 509/29 of village Malad (E)	
10	SM-	1	WS	18.30mt. wide D.P.Road	18.30mt. wide D.P.Road	18.30mt. wide D.P.Road is deleted
	RS41		49			as shown on plan.
=	SM-	MS99	ES	RSA2.1 (Multipurpose	40% area of Reservations RSA2.1 (Multipurpose	Refused to accord sanction,
	S58		38	Centre)	Community Centre), ROS1.5 (Garden/ Park) &	Proposal u/s 26 is reinstated.
				ROS1.5 (Garden / Park)	6.1m DP Road deleted and remaining 60% is	
				0.10 III DI NOAU	SHOWII AS KOST. J (GAIDEIL/FAIK) IESEIVALION.	

(C) Corrigendum and Addendum to Modification in schedule-A of Notification No. TPB. 4317/629/CR-118/2017/DP/UD-11, dated 8th May 2018

Corrigendum and Addendum to Modification in schedule-A

(In respect of Development Control and Promotion Regulations-2034)

		-	
\mathbf{Sr} .	Regul-	Published Provision of the Regulation	Read as
No.	tion .		
	No.		
(1)	(2)	(3)	(4)
	1(iv) is deleted	(IV)Date of coming into force: These Regulations shall come into force on from the date of publication in Maharashtra Government Gazette sanction by the Government under section 31 of Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) and shall replace the existing Development Control Regulations for Greater Mumbai framed under the MR &TP Act, 1966.	(IV)Date of coming into force: These Regulations shall come into force on from the date 01.09.2018 of publication in Maharashtra Government Gazette sanction by the Government under section 31 of Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) and shall replace the existing Development Control Regulations for Greater Mumbai framed under the MR &TP Act, 1966.
N		"Accommodation Reservation" means a land instrument enabling a Planning Authority to acquire part of the reserved land and / or developed amenity in accordance with these Regulations. plot of land reserved for public purpose, where land owner has an option of handing over the part of land and/or developed amenity to MCGM, for the intended public purpose and developing balance land with permissible Development Right (DR) for the entire plot with the provision of these regulations.	"Accommodation Reservation" means a land instrument enabling a Planning Authority to acquire part of the reserved land and / or developed amenity in accordance with these Regulations plot of land reserved for public purpose, where land owner has an option of handing over the specified part of land and/or alongwith developed amenity to MCGM, for the intended public purpose free of cost and free from any encumbrances and developing balance land with permissible basic FSI and Development Right (DR) for potential of the entire plot with the provision of these regulations.
к	2(iv)(12)	(12) "Atrium" means the area comprised of entrance lobby or common entrance hall of the building or common area at any floor level which serves as a Common Open Spaces for more than one floor.	(12) "Atrium" means the area comprised of entrance lobby or common entrance hall of the building or common area at any Single floor level which serves as a Common Open Spaces for more than one floor.
4	2(iv)(41)	(41) "Eating House" means any premises where any kind of food is prepared or supplied for consumption of public for the profit or gain of any person owning or having an interest in or managing such premises.	(41) "Eating House" means any premises where any kind of food is prepared or supplied for consumption of public for the profit or gain of any person owning or having an interest in or managing such premises.
v	10 (3)(xi)	Security deposit - To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit, shall be charged at rates specified by the Commissioner. It shall be returned to the owner one year immediately after the issue of the full occupancy certificate after the Commissioner is satisfied with the compliance with various conditions stipulated in the said full occupancy certificate.	Security deposit - To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit, shall be charged at rates specified by the Commissioner. It shall be returned to the owner-one year immediately after the issue of the full occupancy certificate and after the Commissioner is satisfied with the compliance with various conditions stipulated in the said full occupancy certificate.

(1)	(2)	(3)	(4)
9	(3) (xii)	Clearance certificate for tax arrears - The notice shall also be accompanied by an attested copy of a clearance certificate from the Assessment Department of the Corporation for payment of tax up to date-self-certification by the owner/developer regarding payment of tax up to date with certified copies latest payment receipt.	Clearance certificate for tax arrears - The notice shall also be accompanied by an attested copy of a clearance certificate from the Assessment Department of the Corporation for payment of tax up to date self-certification by the owner/developer regarding payment of tax up to date with certified copies of latest payment receipt.
7	13 (2)(c)	Development of land partly-designated / reserved/partly of existing amenity: Where a building exists on a site shown as designation existing amenity or reservation in the DP, only its appropriate part of land as used for such designation existing amenity or reservation, shall be used for the said purpose and the remaining part of the land/building of the developable land may be put to use in conformity with the purpose of development as otherwise permissible in these Regulations.	Development of land partly designated /reserved/partly shown as existing amenity: Where a building exists on a site shown as designation existing amenity or reservation in the DP, only its appropriate part of land as used for such designation existing amenity or reservation shall be used for the said purpose and the remaining part of the land/building of the developable land may be put to use in conformity with the purpose of development as otherwise permissible in these Regulations.
∞	13(2) (d)	d) Development of Amenity plot: Wherever lands are received by the Planning or Appropriate Authority as an amenity plot as per the provisions of these Regulations, such entire plot shall be used exclusively for public purpose as decided by the Municipal Commissioner, without applying provisions of Accommodation Reservation (AR) under Regulation No. 17, unless otherwise specifically allowed.	d) Development of Amenity plot: Wherever possession of lands is are received obtained by the Planning or Appropriate Authority as an amenity plot as per the provisions of these Regulations, such entire plot shall be used exclusively for public purpose as decided by the Municipal Commissioner, without applying provisions of Accommodation Reservation (AR) under Regulation No. 17, unless otherwise specifically allowed.
6	13(8)	(8) Temporary Vending Zone: The Commissioner may, through special permission, allow certain designated existing amenity lands or premises, as determined by the Commissioner, such as public parking lots, to be brought under vending zone. During such time slots (not more than one to four hours per week on weekends), the primary user of the designated existing amenity land/premises shall remain temporarily suspended. However, the normal functioning of the primary user, under no circumstance, shall be compromised or disphaced. In allowing such use, it should be ensured that the primary use is not compromised/impaired.	(8) Temporary Vending Zone: The Commissioner may, through by special permission, allow certain designated existing amenity lands or premises, as determined by the Commissioner, such as public parking lots, to be brought under vending zone. During such time slots (not more than one to four hours per week on weekends), the primary user of the designated existing amenity land/premises shall remain temporarily suspended. However, the normal functioning of the primary user, under no circumstance, shall be compromised or displaced. In allowing such use, it should be ensured that the primary use is not compromised/impaired.
10	14(A)	(A) In Plots/lay-outs of the land admeasuring 4000 sq. m or more: In case of development of land admeasuring 4000 sq. m and more (excluding the area under Road set back/DP Road) in Residential and Commercial Zones, amenity areas as specified below shall be fronting, a public road or shall be fronting, a public road or shall be provided with a perpetual independent right of way. Such amenity area shall be exclusive of area under perpetual independent right of way.	(A) In Plots/lay-outs of the land admeasuring 4000 sq. m or more: In case of development of land admeasuring 4000 sq. m and more (excluding the area under Road set back/DP Road) in Residential and Commercial Zones, amenity areas as specified below shall be provided fronting, a on public road or shall be fronting, a public road or shall be provided with a perpetual independent right of way. Such amenity area shall be exclusive of area under perpetual independent right of way.

२८	महाराष्ट्र शासन राजपत्र अर	गधारण भाग ।	एक—कोकण विभागीय पुरवर्ण	ो, जून ३०, २०१८/आषाढ ९, शके १९	१४०
(4)	c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot. (EP-23A)	(h) Public utility and amenity plots shall not be developed under AR as per Regulation No.17. The entire plot of public amenity land shall be developed entirely for the purpose of public amenity / or POS alone-as per sub regulation no. 14(B) (c) (ii) above of this regulation.	Note: I. Conversion from industrial zone to residential/commercial zone shall be applicable to the part area of land holding subject to the condition that total area of the entire land holding shall be considered for deciding the payment of premium and percentage of and land to be reserved of the said part area of land for public amenity spaces, as per this Regulation. However necessary segregating distance shall be provided from industrial use.	b) The aforesaid plot shall be handed over to MCGM within twelve 24 months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% 75% of gross plot area or granting Occupation Certificate to last 25% of Zonal (basic) FSI in to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to last 25% of admissible FSI in any of the buildings in the layout other than IH.	d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including excluding the area to be handed over to MCGM for IH. (E.P26)
(3)	c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot.	(h) Public utility and amenity plots shall not be developed under AR as per Regulation No.17. The entire plot of public amenity land shall be developed entirely for the purpose of public amenity or POS alone.	Note: I. Conversion from industrial zone to residential/commercial zone shall be applicable to the part area of land holding subject to the condition that total area of the entire land holding shall be considered for deciding the payment of premium and percentage of and to be reserved of the said part area of land for public amenity spaces, as per this Regulation. However necessary segregating distance shall be provided from industrial use.	b) The aforesaid plot shall be handed over to MCGM within twelve 24 months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% 75% of gross plot area or granting Occupation Certificate to last 25% of Zonal (basic) FSI in to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to last 25% of admissible FSI in any of the buildings in the layout other than IH.	d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including the area to be handed over to MCGM for IH.
(2)	14(A) (iii) (c) deleted from scheduleA and added new EP 23A in schedule -B	14 (B) (h)	14(B) Note (I)	15(1) (b)	15(1)(d)
(1)	=	12	13	41	15
	The same of the sa				

(1)	(2)	(3)	(4)
16	16	16. Road /Road Widening The permissible BUA shall be on the gross plot area including the area required for road widening or roads proposed under the DP or the MMC Act, 1888, as stipulated in Regulation No 30 of these Regulations only if the Owner hands over the same entirely to the MCGM free of cost and free of encumbrances by leveling the land to the surrounding ground level and after constructing 1.5 m. high compound wall leaving the setback area as directed by the Commissioner. Thereafter, the road land shall be transferred in the Revenue records in the name of the Corporation and shall vest in it becoming part of a public street as defined in sub-section (3) of section 288 of the MMC Act, 1888. The additional BUA equal to area of plot so surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA as specified in Regulation No.30 (A) except in respect of proposal processed under Regulation No.33(5),33(7),33(7),33(7),43,33(20)(A), 33(21). In case where the development of plot/layout is already completed in all respects and the road is proposed to be widened subsequently as per the sanctioned road line prescribed under MMC Act 1888, plot owner shall be entitled for BUA as per the Zonal (basic) FSI/TDR of plot so surrendered to MCGM/ Appropriate Authority free of cost and free of encumbrances or monetary compensation as decided by the Competent Authority. Herein after, wherever bridges are constructed by Govt. AMCGM/Appropriate Authority, the same shall be provided with noise barriers as explained in Regulation No. 2(IV) (87).	16. Road /Road Widening The permissible BUA shall be on the gress plot area including The permissible BUA shall be on the gress plot area including Excluding the area required for road widening or roads proposed under the DP or the MMC Act, 1888, as stipulated in Regulation No 30 of these Regulations only if the Owner hands over the same entirely to the MCGM free of cost and free of encumbrances by leveling the land to the surrounding ground level and after constructing 1.5 m. high compound wall leaving the setback area as directed by the Commissioner. Thereafter, the road land shall be transferred in the Revenue records in the name of the Corporation and shall vest in it becoming part of a public street as defined in sub-section (3) of section 288 of the MMC Act, 1888.The additional BUA equal to area of plot so surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA as specified in Regulation No.30 (A) ascept in respect of proposal processed under Regulation No.33(5),33(7),33(7)(A),33(9)(B), 33(10),33(10)(A),33(20)(A),33(9)(B), 33(10),33(10)(A),33(20)(A),33(9)(B), 33(10),33(10)(A),34(B),33(21). In case where the development of plot/layout is already completed in all respects and the road is proposed to be widened subsequently as per the sanctioned road line prescribed under MMC Act 1888, plot owner shall be entitled for BUA as per the Zonal (basic) FSI/TDR of plot so surrendered to MCGM/ Appropriate Authority free of cost and free of encumbrances or monetary compensation as decided by the Competent Authority. Herein after, wherever bridges are constructed by Govt./MCGM/Appropriate Authority, the same shall be provided with noise barriers as explained in Regulation No. 2(IV) (87).
17	17(1)(1)(iv)	iv. The construction of built up amenity (with all requirements as per the provisions of these Regulations) to be handed over to MCGM along with the land as stated above under AR may be allowed to be developed in independent building/semidetached to the structures of other permissible development on the same plot or layout proposed by the owner/developer on the remaining land. The ownership of such plot or BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department	iv. The construction of built up amenity (with all requirements as per the provisions of these Regulations) to be handed over to MCGM along with the land as stated above under AR may be allowed to be developed in independent building/semidetached to the structures of other permissible development on the same plot or layout proposed by the owner/developer on the remaining land. The ownership of such plot or alongwith BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department

(2)		(3)	(4)
for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of plot or BUA handed over to MCGM and correct the revenue records accordingly on receipt of such intimation and on payment of such fees by owner as may be decided by the Government. A separate property register card in words & figures thereof in the name of MCGM shall be submitted by owner before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to any of the building, whichever is earlier other than amenity.	for the necessary mutation entry. Revenue de other rights column a mutation entry of plot of MCGM and correct the revenue records accordintimation and on payment of such fees by own the Government. A separate property register thereof in the name of MCGM shall be subsseeking Occupation Certificate for any par beyond \$0% 75% of permissible BUA as pegranting Occupation Certificate to last 25% any of the building, whichever is earlier other th		for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of plot or along with BUA handed over to MCGM and correct the revenue records accordingly on receipt of such intimation and on payment of such fees by owner as may be decided by the Government. A separate property register card in words & figures thereof in the name of MCGM shall be submitted by owner before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to to any of the building other than amenity, whichever is earlier. other than amenity.
with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of BUA handed over to MCGM. The mutation entry in respect of built up area to be handed over to mcGM. The mutation entry in respect of built up area to be handed over to mcGM. Shall be made in property register card/Revenue records. On receipt of such intimation and on payment of such fees by owner as may be decided by the Government, Revenue department shall correct the revenue records accordingly. The owner shall submit property register card with the mutation entry before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to any of the building, whichever is earlier.	AND DESCRIPTION OF THE PROPERTY OF THE PROPERT		iii) The ownership of such BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of BUA handed over to MCGM. The mutation entry in respect of built up area to be handed over to McGM shall be made in property register card/Revenue records. On receipt of such intimation and on payment of such fees by owner as may be decided by the Government, Revenue department shall correct the revenue records accordingly. The owner shall submit property register card with the mutation entry before seeking Occupation Certificate for any part of building/buildings beyond 50% 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in to any of the building, whichever is earlier.
Common set of conditions for development of Reservations and Authority/Person who may develop Reservation Symbol Applicable Conditions for Development The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency The Owner will be allowed to develop the reservation only for its intended purpose	Table No: 3 Common set of conditions for developme Authority/Person who may develop Reservatic Symbol Applicable Conditions for Develor 1 The Corporation or Appropriate entrust the development, maintenance of the entire resappropriate agency 2 The Owner will be allowed reservation only for its intended p		Table No: 3 Common set of conditions for development of Reservations and Authority/Person who may develop Reservation Symbol Applicable Conditions for Development The Corporation or Appropriate Authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agency The Owner will be allowed to develop the reservation only for its intended purpose

The Owner will be allowed to develop the reservation on Accommodation Reservation basis. a maximum % of plot area that can be used for ancillary uses. Maximum % of permissible built up area at Zonal (basic) FSI of the built-up reservation area at Zonal (basic) FSI of the built-up permissible at Zonal (basic) FSI, of the reservation area affecting the plot, to be constructed as built-up amenity developed under AR and to be handed over to MCGM, along with the built-up amenity developed under AR and to be handed over to MCGM, along with the built-up amenity. Maximum % of freserved plot to be set aside for an amenity developed under AR and to be handed over to MCGM, along with the built-up amenity. Maximum % of reserved plot to be set aside for a freeting amenity developed under AR and to be handed over to MCGM, along with the built-up amenity. Maximum % of reserved plot to be set aside for a freeting amenity developed under AR and to be handed over to MCGM, along with the built-up amenity. Maximum % of reserved plot to be set aside for whetherity amenity developed under AR and to be developed for the intended purposes or as per Reservations to be developed. Reservation Reservation. An Insign Alphie Maximum of able to a fable to be developed for the intended purposes or as per Reservations to be developed. An Insign Alphie Maximum of a fable to a fable to be developed. An Insign Alphie Maximum of a fable to a fa	(1)	(2)			(3)						(4)		
Za Maximum % of plot area that can be used for an ellarly uses. Amximum % of plot area that can be used for an ellarly uses. Amximum % of permissible built up area at as per Zonal (tasie) FSI of the built-up reservation area at Education area at Education area at Education and affecting the plot, to be constructed as built-up amenity developed under AR. Amximum % of election and plot, to be constructed as built-up amenity developed under AR and to be built-up amenity. Table No. 5 Amximum % of reservation area along with the built-up amenity developed under AR and to be built-up amenity developed under AR and to be developed for the intended purposes or as per Reservations to be developed for the intended purposes or as procommendation Reservation and such a			6	Owner				3	The	Owner will ation on	be allowed Accommodatio	1	
Zonal (basic) FSI of the built-up area at a fracture and be used for ancillary users. Zonal (basic) FSI of the built-up reservation area affecting the plot, to be constructed as built-up amenting the plot, to be set aside for hadron under AR, and to be hadred over to MCGM, along with the built-up amenting developed under AR and to be hadred over to MCGM, along with the built-up amenting developed under AR and to be hadred over to MCGM, along with the built-up amenting developed under AR and to be hadred over to MCGM, along with the built-up amenting developed under AR and to be hadred over to MCGM, along with the built-up amenting developed under AR and to be hadred over to MCGM, along with the built-up amenting developed under AR and to be hadred over to MCGM, along with the built-up amenting developed under AR and to be hadred over to MCGM, along with the built-up amenting developed under AR and to be hadred over to MCGM, along with the built-up amenting developed under AR and to be hadred over to MCGM, along with the built-up amenting developed to the reservations to be developed for the intended purposes or as Acuthoridion Reservations to be developed for the intended purposes or as Accummodation Reservations to be developed for the intended purposes or as Accummodation Reservations to be developed for the intended purposes or as Accummodation Reservations to be developed for the intended purposes or as Accummodation Reservations to be developed for the intended purposes or as Accummodation Reservations to be developed for the intended purposes or as Accummodation Reservations to be developed for the intended purposes or as Accummodation Reservations to be developed for the intended purposes or as Accummodation Reservations to the developed for the intended purposes or as Accummodation Reservations to be developed for the intended purposes or as Accummodation			Za	Maximum % ancillary uses	plot area that	can be used for		Za	Max	num % of ary uses.	lot area that c	an be used for	Τ.
X Maximum % of development rights, permissible a filtering the floats) FSI, of the reservation area affecting the plot, to be constructed as built-up amenity/amenity for reservation under AR. Y Maximum % of reservation under AR. X Maximum % of reservation under AR.			Zp	Maximum 9 Zonal (basic)	6 of permissible b FSI of the built-up sed for ancillary user	uilt up area at reservation area s.		ZP	Max per?	imum % of p Zonal (basic) I that can be use	ermissible buil 'SI of the buil d for ancillary	It up area at as t-up reservation users.	
Table No.4 Maximum % of reserved plot to be set aside for built-up amenity developed under AR and to be handed over to MCGM, along with the built-up amenity. Table No.4 Accommedation Reservations to be developed under AR and to be handed over to MCGM, along with the built-up amenity developed under AR and to be handed over to MCGM, along with the built-up amenity. Table No.4 Accommedation Reservations Accommedation Reservation Accommedation			×	Maximum % at Zonal (b: affecting the amenity/ame	asic) FSI, of the plot, to be constru	treservation area cted as built-up mder AR.		×	Max at Z affec affec amer	imum % of da onal (basic) ting the plot, uity/amenity fo	evelopment rig FSI, of the r to be constru-	thts, permissible eservation area cted as built-up nder AR.	Γ
17(1) Table No.4 Table No.5 Table No.5 Table No.5 17able No.4 Table No.4 Table No.5 Table No.5 Table No.5 17able No.4 Table No.5 Table No.5 Table No.5 Table No.5 Table No.5 Table No.5 No.66			Y	Maximum % built-up ame handed over amenity.	of reserved plot to nity developed unde to MCGM, along v	be set aside for er AR and to be vith the built-up		>	Max built hand	imum % of re-up amenity ded over to Muity.	served plot to eveloped unde CGM, along w	be set aside for ar AR and to be vith the built-up	Γ
Table 4 20 RT Metro Metro Mono Car shed devited by Ampropriate Sr. No.	20	17(1)	Table No.4	1				Table 1	1				
No. 66A and Sr. No. 68 is No. 69 is No. 69 is No. 69 is No. 60 is No.		Table -4 Sr. No. 20 deleted and inserted in Table No 5 as	20	3.1	Metro // Car alongwit other us any, sus material Depot work	As-may decided— MMRDA Appropric Authority		99 V		Metro /Mono Rail car shed	Metro/ Mono Car shed, alongwith other uses if any such as material depot store, workshop.	l. ∢ : E ≥ :	1 or 3 (Y= 50)
Table No 5 Reservations to be developed for the intended purposes or as per Reservations to Sr.No. 5, Main Category Table No 5 Reservations to be developed for the intended purposes or as per Reservation. Accommodation Reservation Accommodation Reservation Sr.No. 5, Main Category Table No 5 Reservations to be developed for the intended purposes or as Accommodation Reservation. Accommodation Reservation Sub No main Category Category		No.66A and Sr. No. 68 is newly added.						89		Nation al Law Univer sity of Mahar ashtra	office. Education etc.	As per requirement ancillary to law University	1 or 3 (Y= 40)
man careful ca	21	17(1) Table No. 5, Sr.No. 5		s to be develo ation Reservation. rvatio Reservati Sub Category	for	sodind	as per	Table N Reserva Accomr Sr F N n 0	40 5 ations to modation R. Reservatio	be developed eservation. Reservation Sub Category		purpos	se

	ons for develo pment		1 or 2 or 3 Zb = 20 In case of 3 3 (3) X= 50 b) Y=50
		Ancillar y Activuti es	Sport Center, Gymnas ium, Canteen , Post Office, Dispens ary, Shops.
(4)		Permissibl e use	Primary School, Secondary School, Higher Secondary School, High School, College, Integrated School General College Vocationa I Training Institutes Training Centre, Industrial Training Centre, Industrial College (Including General Hospital), Skorts School, Skill Developm ent Center, Hospital)
		Name	Other ion ion
		opoo	RE3.
	Category		
			S
	ons for develo pment		1 or 2 or 3 Zb = 20 In case of 3 a) X= 50 b) Y=50
		Ancillar y Activuti es	Sport Center, Gymnas ium, Canteen Banks, Post Office, Dispens ary, Shops.
(3)		Permissibl e use	Primary School, Secondary School, Higher School, High School, College, Integrated School General College Vocationa I Training Institutes Training Institute, etc., Medical College (Including General Training Sports School, Skill Developm ent Center,
10 Ato 4 10 Min		Name	Other ion
		code	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
X (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	Category		
			ς,
(2)			
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(4)	other education al purposes, Adulitoriu m and art and culture related uses. After hours of principal uses other education al/ permitted uses including Addhar Kendra with skill developm ent centre, Yogalaya, weffare centre as-deeided by-the Commissi enes	Table No 5 Reservations to be developed for the intended purposes or as per Accommodation Reservation.	Note: - 1 a) The plot area to be handed over to MCGM under AR shall not be deducted from the gross plot area for the purpose of calculation of full permissible BUA under these regulations and may be utilized on the balance plot. Additional BUA canal to area of the plot.
(3)	education al purposes, Auditoriu m and art and culture related uses. After hours of principal uses other education al/ permitted uses including Aadhar Kendra with skill developm ent centre, Yogalaya, welfare centre as-deeided by-the Genmaissi ener	Table No 5 Reservations to be developed for the intended purposes or as per Accommodation Reservation.	Note: - 1 a) The plot area to be handed over to MCGM under AR shall not be deducted from the gross plot area for the purpose of calculation of full permissible BUA under these regulations and may be utilized on the balance plot. Additional BUA equal to area of the plot so surrendered to
(2)		17(1) Note :- 1(a) below	Table No. 5
(1)	क (को वि.ग.) २८ ।	22	

No.30(A) except in respect of proposal processed under Regulation No.33(7), 33(7), 33(7), 33(9), 33(10)
he BUA in lieu of cost of follows: up amenity handed over per sq. m as per ASR rate R) * BUA of constructed 4- of the BUA of amenity BUA shall be 50% of the or areas under Regulation
he BUA in lieu of cost of follows: up amenity handed over per sq. m as per ASR rate R) * BUA of constructed 6 of the BUA of amenity BUA shall be 50% of the or areas under Regulation
follows: up amenity handed over per sq. m as per ASR rate R) * BUA of constructed 6 of the BUA of amenity BUA shall be 50% of the or areas under Regulation
This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM. In case of Sr. No. 49 66(PPL), the incentive BUA shall be 50% of the above cited BUA as calculated above.
17(1) In case of Safter above cited i) No separa

(1)	(2)		(3)			(4)	
		permissible FSI shall remainder plot.	be 0.8 on the gross plo	permissible FSI shall be 0.8 on the gross plot area to be utilized on the remainder plot.	these Regulations, if a permissible FSI shall remainder plot.	such plot is situated in be 0.8 on the gross plo	these Regulations, if such plot is situated in NDZ, then the maximum permissible FSI shall be 0.8 on the gross plot area to be utilized on the remainder plot.
26	19(2)	19. Public Street and Means of Access	Means of Access		19. Public Street and Means of Access	Means of Access	
		(2) High Rise and Spacess to such buildin	(2) High Rise and Special Buildings: The Caccess to such buildings from any street as No6	(2) High Rise and Special Buildings: The Commissioner may permit access to such buildings from any street as stated below in the Table No6	(2) High Rise and Sp access to such building	occial Buildings: The Cgs from any street as sta	(2) High Rise and Special Buildings: The Commissioner may permit access to such buildings from any street as stated below in the Table No
			Table No 6		>	Table No 6	
		Building type	Height of Building)	Minimum road width required in Metres (m	Building type	Height of Building)	Minimum road width required in Metres (m
		High Rise	Above 32 m up to 70 m	0.6	High Rise	Above 32 m up to 70 m	0.6
		High Rise	Above 70 m up to 120 m	12.0	High Rise	Above 70 m up to 120 m	12.0
		High Rise	Above 120 m	18.0	High Rise	Above 120 m	18.0
<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>		Special/Assembly Building	For Height up to 32 m	12.0	Special/Assembly Building	For Height up to 32	12.0
		Special/Assembly	For Height above	18.0	Special/Assembly	For Height above	18.0
	10000	Building	32 m		Building	32 m	
		And one end of stree	et shall join another st	And one end of street shall join another street of width as specified	And one end of stree	st shall join another st	And one end of street shall join another street of width as specified
		above or greater widtl	h. Development on plot d in the above Table of	above or greater width. Development on plot along the road with width	above or greater width	1. Development on plot	above or greater width. Development on plot along the road with width
<u> </u>		entire stretch of a r	oad, the plot owners/	entire stretch of a road, the plot owners/owner handover the land	entire stretch of a re	and, the plot owners/	entire stretch of a road, the plot owners/owner handover the land
		required for widening on plot, provided fur	of road as required for other that the width of	required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be	required for widening on plot, provided fur	of road as required for her that the width of t	required for widening of road as required for the proposed development on plot, provided further that the width of the stretch proposed to be
		widened will not be	more than the width	widened will not be more than the width of the road to which it	widened will not be	more than the width	widened will not be more than the width of the road to which it
		eonnects. Provided furt	ther that the Commissi	Provided further that the Commissioner may allow access to	eonnects. Provided furth	er that the Commission	Provided further that the Commissioner may allow access to
-21 og 250en		Outlining with height up to 70 m.	tp to /v iii.		ounding with neight u	building with neight up to 70 m subject to following:-	⊪owing :-
27	19(2)(b) is	(b)Through two numb of 6.0 m.	oers of existing roads ea	(b) Through two numbers of existing roads each having minimum width of 6.0 m.	(b)Through two nun	bers of existing road	(b)Through two numbers of existing roads each having minimum width of 6.0 m
	deleted	c) Provided further th	nat in case of redevelop	c) Provided further that in case of redevelopment under Regulation No	e) b) Provided further	that in case of redeve	e) b) Provided further that in case of redevelopment under Regulation
	and clause (33(5), 33(6), 33(7), 3; (4) width of Road 9 1	3(7)(A),33(7)(B),33(10 m shall be deemed to I	33(5), 33(6), 33(7), 33(7)(A),33(7)(B),33(10),33(10) (A),33(15),33(20) (A) width of Road 9 m shall be deemed to be adequate for any height	No 33(5), 33(6)	-33(6), 33(7), 33(7)(No 33(5), 33(6), 33(7), 33(7)(A),33(7)(B),33(10),33(10) (A) 33(15) 33(20) (A) width of Road 9 m shall be deemed to be
					102/02/02/02/02	in a man of them of	No or manual no manual no

३६ 		ाराष्ट्र शासन राज		ा भाग एक—कोकण विभागीय पुरवणी	, जून ३०, २०१	८/आषाढ ९, शके १९४०
(4)	adequate for any height for the development up to the FSI permissible under that regulation.	Note: 1. The above area of ROS -LOS shall be calculated on the area excluding the areas under DP road/ setback/ reservations area to be handed over to appropriate authority	31. Exempted from FSI /to be counted in FSI / Fungible Compensatory Area (Fungible) Floor Space Index (FSI): (1) Exemption from FSI	(xxvi) Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq. m at staircase mid-landing level and / or at stilt level, area of sanitary block for use of drivers engaged by the car owners not exceeding 2.2 sq. m at each of the parking floor level. In case number of car parks exceeds 200 per parking floor level, additional sanitary block for every 200 cars or part there of shall be allowed. (EP-66)	Note: ii. Open to sky swimming pool at any level other than (xxii) above and excluding at ground level as provided in Regulation No 42 (ii)(a), shall be counted in FSI.	a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial 194 PART—VI ADDITIONAL FLOOR SPACE INDEX DCPR 2034 Draft—Development Plan 2034 Municipal Corporation Development Control and Promotion Regulation 2034 of Greater Mumbai user, the existing segregating distance shall be maintained from the existing industrial unit. b. Any land under non-buildable/open space reservations, admeasuring up to 500 sq. m may be cleared by shifting the existing tenants from that site.
(8)	for the development up to the FSI permissible under that regulation.	Note: 1. The above area of ROS LOS shall be calculated on the area excluding the areas under DP road/ setback/ reservations area to be handed over to appropriate authority	31. Exempted from FSI /to be counted in FSI / Fungible Compensatory Area (Fungible) Floor-Space Index (FSI): (1) Exemption from FSI	(xxvi) Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq. m at staircase mid-landing level and at stilt level, area of sanitary block for use of drivers engaged by the car owners not exceeding 2.2 sq. m at each of the parking floor level. In case number of car parks exceeds 200 per parking floor level, additional sanitary block for every 200 cars or part there of shall be allowed. (EP-66)	Note: ii. Open to sky swimming pool at any level other than (xxii) above, excluding at ground level as provided in Regulation No 42 (ii)(a), shall be counted in FSI.	a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial 194 PART—VI ADDITIONAL FLOOR SPACE INDEX DCPR 2034 Draft—Development—Plan 2034—Municipal—Corporation—Development Control and Promotion Regulation 2034 of Greater Mumbai user, the existing—segregating—distance—shall—be—maintained—from—the—existing—industrial unit. b. Any land under non-buildable/open space reservations, admeasuring up to 500 sq. m may be cleared by shifting the existing tenants from that site.
(2)	(c) is renumbe red as (b)	27(2) Note-1	31(1) (xxvi)		31(1) Note(ii)	33(9)
(1)		28	29		30	31

(4)	e. If the area under a non-buildable/ open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and landed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development. d. All the reservations in the DP shall be rearranged, if necessary, with the same area and the same width of access road or as required under DCR, whichever is more. e. For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of the FSI. f. For other buildable reservations on land, BUA equal to 50% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity/designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the MCGM or the Appropriate Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and authority. The reservations of reservations in case of such reservations. However, if the URC/Planning Authority requires BUA under any designation/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI and incentive FSI as admissible under this Regulation shall be permissible. Provided that in case of development of reservations of Rehabilitation & Resettlement under the URS, BUA equal to 30% of the Zonal (basic) FSI, then such education against handing over of built up amenity as per Note (d) of Regulation No. 17(1).),	Table in this Regulation is numbered as "Table No. 12-A"
(3)	e. If the area under a non buildable/ open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development. development. d. All the reservations in the DP shall be rearranged, if necessary, with the same area and the same width of access road or as required under DCR, whichever is more. e. For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal (basic) FSL for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSL and free of cost to the MCGM or the Appropriate Conal (basic) FSL under such reservations on land, BUA equal to 60% of the Zonal (basic) FSL under such reservations or existing BUA of the amenity/designation) whichover is more, on that plot shall be made available free of FSL and free of cost to the MCGM or the Appropriate Authority. The reservations of empatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may permit orngosite development of reservations in case of such reservations. However, if the URC/Planning Authority, requires BUA under any designation/reservation in excess of the Zonal (basic) FSL, then such excess area shall be ensidered as rehabilitation FSL, and incentive FSL as admissible under this Regulation shall be permissible. Provided that in case of development of reservations of Rehabilitation & Resettlement under the URS, BUA equal to 30% of the Zonal (basic) FSL shall be handed over to the MCGM free of FSL and free of cost, in addition to the rehabilitation of the existing tenements or users if any. The developer/owner shall be emitted for BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation No. 17(1)	
(2)		32, clause No.4.1.1 (Table No. is not given)
(1)		32

	tions plot	ium' of the SI is nium GM,	ur for tored ation ding uable	slum this t of s on tgh a (RA) mner The	same	n the 4 of
(4)	12 The Development of plots under combination of various regulations shall be permissible, but the maximum permissible FSI on gross plot shall not exceed the permissible FSI limit prescribed in respective any of the applicable regulations. (E.P61)	Premium shall be charged for 'additional FSI on payment of premium' (as per column no 5 of table no 12) for BUA at the rate of 60% of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted or as may be decided by Govt. from time to time. Premium so recovered shall be shared between the State Govt., and MCGM, MSRDC and Dharavi Authority on 50:50 25:25:25 basis. The MCGM shall utilize the premium for implementation of D P	33(4) Building of Residential Hotels on independent plot: (1)5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGM free of cost (only room charges) & it may be monitored by the MTDC and Protocol Department. The Municipal Corporation shall intimate the MTDC and Protocol Department regarding grant of building permission / occupation certificate to enable MTDC and Protocol Department to comply with this condition.	I) Applicability of the provisions: For achieving comprehensive planning and development of non-slum areas of DNA through sectoral layouts of DRP, the provisions in this Regulation shall apply to the renewal and redevelopment of buildings/chawls including cessed properties and such schemes on areas which are part of DRP Area undertaken by DRP (SRA) through a developer by following competitive bidding process for DRP (SRA) through the developer or through Public Authority or any manner as may be decided by Government from time to time". The properties which are not part of DRP Area as defined above shall be developed in accordance with DCR 30.	"Planning Sector" and "Implementing Sector" will have the same meaning as defined in the Regulation No 33(10)(A).	12) In respect of those eligible occupiers on site who do not join the project willingly the provisions laid down under clause no 1.14 of
(3)	12 The Development of plots under combination of various regulations shall be permissible, but the maximum permissible FSI on gross plot shall not exceed the permissible FSI limit prescribed in respective any of the applicable regulations.	Premium shall be charged for 'additional FSI on payment of premium' (as per column no 5 of table no 12) for BUA at the rate of 60% of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted. Premium so recovered shall be shared between the State Govt. and MCGM on 50:50 basis. The MCGM shall utilize the premium for implementation of D P.	33(4) Building of Residential Hotels on independent plot: Conditions:- (1)5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGM free of cost (only room charges) & it may be monitored by the MTDC and Protocol Department.	1) Applicability of the provisions: For achieving comprehensive planning and development of non-slum areas of DNA through sectoral layouts of DRP, the provisions in this Regulation shall apply to the renewal and redevelopment of buildings/chawls including cessed properties and such schemes on areas which are part of DRP Area undertaken by DRP (SRA) through a developer. The properties which are not part of DRP Area as defined above shall be developed in accordance with DCR 30.	"Planning Sector" and "Implementing Sector" will have the same meaning as defined in the Regulation No 33(10)(A).	12) In respect of those eligible occupiers on site who do not join the project willingly the provisions laid down under clause no 1.14 of
(2)	30(A)12	30(A)(6)	33(4) condition (1)	33(9)(A) clause (1)	33(9)(A) Last provisio n under clause 4	33(9)(A)
(1)	33	34	35	36	37	38

(1)	(2)	(3)	(4)
	clause 12	Regulation No.33 (10) (A) shall be applicable.	Regulation No.33 (10) (A) and provisions of MHADA Act. shall be applicable.
39	33(10(A) clause 7.6	7.6 Development of Slum Plots under DCR 33(10) (A) and Urban Renewal plots under DCR 33(9) (A) in a planning sector may be allowed to be developed together in order to promote flexibility of design as well as to raise more resources. The power under Regulation 13(6) for shifting and/or interchanging the purpose of designations/reservations shall be exercised by the OSD, DRP (SRA) in respect of DNA as a SPA in consultation of MCGM.	7.6 Development of Slum Plots under DCR 33(10) (A) and Urban Renewal plots under DCR 33(9) (A) in a planning sector may be allowed to be developed together in order to promote flexibility of design as well as to raise more resources. The power under Regulation 13(6) for shifting and/or interchanging the purpose of designations/reservations shall be exercised by the OSD, DRP (SRA) in respect of DNA as a SPA in consultation of MCGM.
40	33(10(A) Annextu re-A Heading of Table	Sr. Discription of Legends Units Additional amenities & facilities to be provided under DRP	Sr. Discription of Legends Units Additional No. the Amenity facilities to be provided under DRP
14	33(10(A) sub clause xi under clause II	xi) "Implementing Sector" shall mean the plot of lands comprising C.S. Nos. /CTS Nos. wholly derived from Planning Sector of DNA and which may be or may not be bounded by existing major roads, railway lines, village boundary and the proposed major roads with area not less than 4000 sq. m so as to achieve well planned and controlled development within Planning Sector of DRP along with various amenities and facilities to be provided for people at large within the boundaries of such plots/areas.	xi) "Implementing Sector" shall mean the plot of lands comprising C.S. Nos. /CTS Nos. wholly derived from Planning Sector of DNA and which may be or may not be bounded by existing major roads, railway lines, village boundary and the proposed major roads with area not less than 4000 sq. m so as to achieve well planned and controlled development within Planning Sector of DRP along with various amenities and facilities to be provided for people at large within the boundaries of such plots/areas.
45	45 (A) Clause (c)	45. Restrictions on Development in certain areas Height and other restrictions in certain areas (A)Funnel of vision (c)Preserving the eastern and southern view of the Backbay Area, Marine Drive- Notwithstanding anything contained in these Regulations, to preserve the eastern and southern view of the Backbay and the Marine Drive area from Kamla Nehru Park on Malabar Hill, a funnel of vision has been marked on the land use(development) plan of "D" Ward. No building shall in this funnel of vision shall be raised or erected to the height of more than 21.35 m or such lesser height as the Commissioner may prescribe which would include the terrace, staircase or lift room, elevated water storage tank or any other building feature.	45. Restrictions on Development in certain areas Height and other restrictions in certain areas (A)Funnel of vision. (c)Preserving the eastern and southern view of the Backbay Area, Marine Drive- Notwithstanding anything contained in these Regulations, to preserve the eastern and southern view of the Backbay and the Marine Drive area from Kamla Nehru Park on Malabar Hill, a funnel of vision has been marked on the land use(development) plan of "D" Ward. No building shall in this funnel of vision shall be raised or erected to the height of more than 21.35 m or such lesser height as the Commissioner may prescribe which would include the terrace, staircase or lift room, elevated water storage tank or any other building feature.

(1)	$(1) \mid (2)$	(3)	(4)
		Provided that the Commissioner may, with the prior approval of the Provided that the Commissioner may, with the prior approval of the	Provided that the Commissioner may, with the prior approval of the
	<u></u>	Government, permit a building more than 21.35 m high after due	Government, permit a building more than 21.35 m high after due Government, permit a building more than 21.35 m high after due
	<u> 200mm</u> (500	consideration of the contours of the area, surrounding developments	area, surrounding developments consideration of the contours of the area, surrounding developments
	100 00 1000	and plot location, the objective being not to obstruct the view within the	not to obstruct the view within the and plot location, the objective being not to obstruct the view within the
		funnel of vision	funnel of vision

PRADEEP GOHIL

Under Secretary to Government.